

*West Dodge Subdivision Home
Property Market Analysis
as of April 4, 2015*

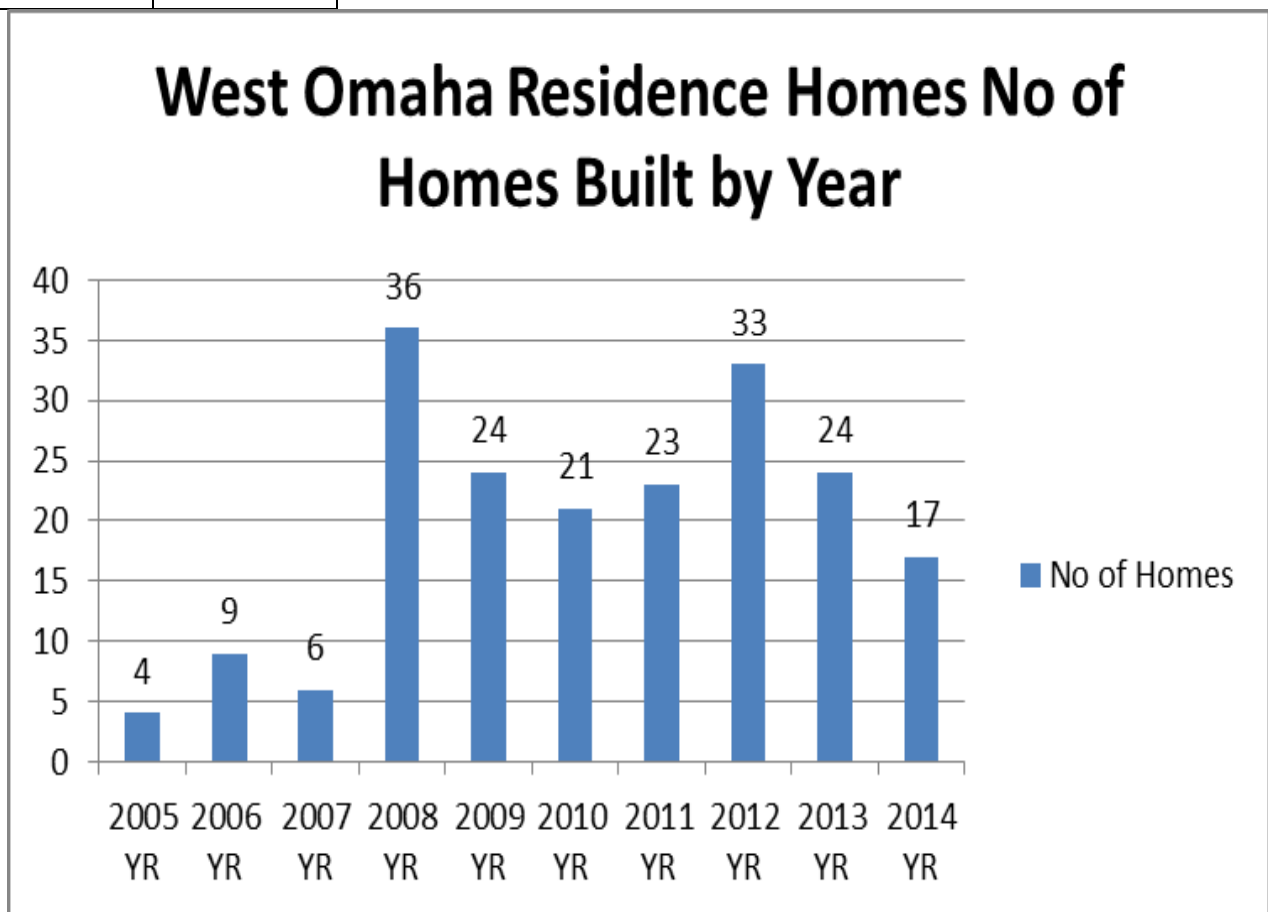
April 4, 2015

Prepared by David Yoo

Mission: *This analysis is free and open to share “West Dodge Subdivision Home Property Market Analysis” with the West Dodge home owners, real estate marketing researchers, and real estate salesmen or brokers who are engaged in the West Dodge community housing projects.*

1) West Dodge Subdivision Residence No of Homes by Year Built – Home Price with \$250,000 or More

Year Built	No of Homes
2005 YR	4
2006 YR	9
2007 YR	6
2008 YR	36
2009 YR	24
2010 YR	21
2011 YR	23
2012 YR	33
2013 YR	24
2014 YR	17
Total	197



2) West Dodge Station Homes List Sale Price with \$300K or More - Sorted by Sales Price

Data Source: Douglas County Assessor Sale Date : 2008 to 2015 April 4

Address	Sale date	Sales Price	style	Year built	Size SqFt	Lot Acres
1301 N 181 AV	3/14/2008	\$300,000	Ranch	2008	1,688	0.26
1502 N 185 ST	1/11/2008	\$300,000	1 1/2 Story Fin	2006	2,171	0.24
1303 N 181 ST	8/29/2008	\$300,000	Ranch	2008	1,692	0.24
1222 N 185 ST	7/13/2009	\$300,000	Ranch	2006	1,852	0.35
18120 HONEYSUCKLE DR	4/29/2011	\$300,000	2 Story	2007	2,648	0.21
18076 HONEYSUCKLE DR	10/4/2013	\$300,000	Ranch	2008	1,640	0.2
1405 N 183 AV	5/9/2014	\$300,000	Ranch	2008	1,682	0.2
1413 N 181 AV	5/24/2013	\$301,000	2 Story	2013	2,269	0.21
1212 N 185 ST	1/29/2010	\$301,313	2 Story	2010	2,518	0.25
1107 N 184 ST	1/25/2013	\$302,325	Townhouse One Story	2013	1,650	0.24
18515 LAFAYETTE CR	8/19/2009	\$303,000	2 Story	2009	2,484	0.37
18325 HONEYSUCKLE DR	6/10/2011	\$304,107	2 Story	2011	2,223	0.46
18158 HONEYSUCKLE DR 4	10/27/2014	\$305,000	2 Story	2007	2,788	0.21
925 N 184 ST	9/15/2014	\$305,000	Townhouse One Story	2007	1,686	0.22
18422 HONEYSUCKLE DR	8/31/2009	\$310,000	Ranch	2009	1,752	0.23
1313 N 181 AV	7/22/2014	\$310,500	Ranch	2014	1,788	0.22
825 N 185 ST	3/26/2014	\$310,940	Townhouse One Story	2014	1,558	0.19
1010 N 183 CR	1/27/2012	\$311,189	Townhouse One Story	2012	1,428	0.21
1301 N 181 AV	4/2/2013	\$312,000	Ranch	2008	1,688	0.26
18120 HONEYSUCKLE DR	1/3/2014	\$312,000	2 Story	2007	2,648	0.21
18163 HONEYSUCKLE DR 1	11/10/2011	\$312,966	2 Story	2011	2,322	0.23
1030 N 183 CR	8/8/2014	\$314,900	Townhouse One Story	2007	1,698	0.21
18364 HONEYSUCKLE DR	6/29/2012	\$315,000	Ranch	2012	1,771	0.22
18105 HONEYSUCKLE DR	9/26/2012	\$315,000	2 Story	2012	2,383	0.37
1301 N 183 ST 3	10/31/2013	\$315,000	2 Story	2013	2,461	0.32
18419 IZARD CR 4	10/15/2014	\$315,000	Townhouse One Story	2014	1,718	0.23
1010 N 183 CR	12/4/2014	\$315,000	Townhouse One Story	2012	1,428	0.21

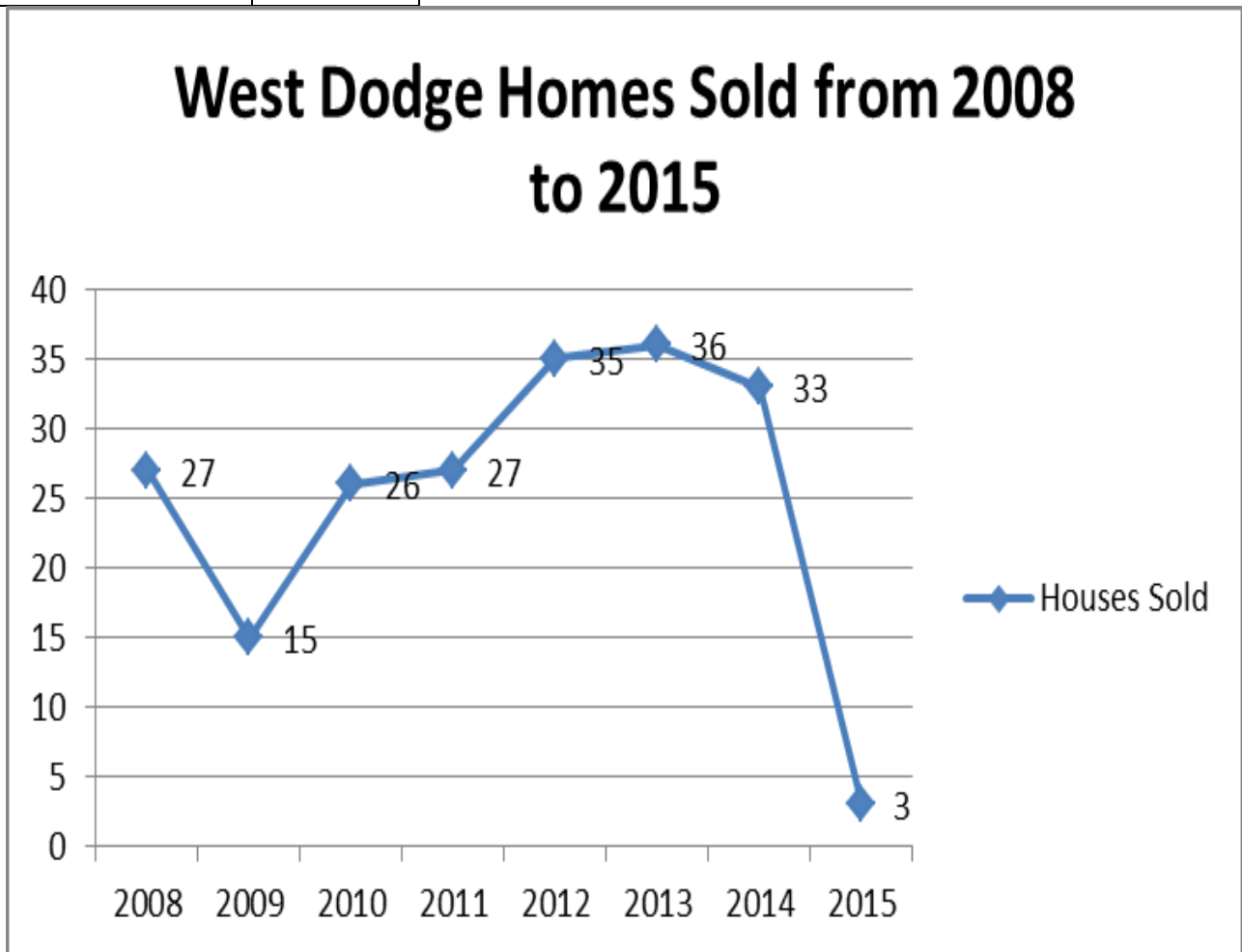
18419 IZARD CR	8/26/2014	\$315,211	Townhouse One Story	2014	1,718	0.23
1416 N 181 AV	5/12/2011	\$315,327	Ranch	2011	1,669	0.22
1315 N 181 ST	4/30/2010	\$315,597	Ranch	2009	1,704	0.21
1505 N 185 ST	1/4/2008	\$316,192	Ranch	2008	1,816	0.3
1417 N 183 AV	6/28/2013	\$316,700	2 Story	2013	2,481	0.2
1422 N 181 AV	9/5/2008	\$316,955	2 Story	2008	2,870	0.22
18208 LAFAYETTE AV	5/16/2013	\$319,879	Ranch	2013	1,832	0.28
1316 N 181 AV	2/2/2009	\$319,900	Ranch	2008	1,982	0.22
1504 N 183 AV	9/26/2008	\$320,000	2 Story	2006	3,132	0.21
1221 N 185 ST	6/30/2011	\$320,000	2 Story	2006	2,627	0.29
18201 LAFAYETTE AV	7/15/2008	\$320,662	Ranch	2008	1,761	0.21
18111 HONEYSUCKLE DR	12/4/2012	\$323,991	2 Story	2012	2,419	0.28
18401 IZARD CR	4/29/2011	\$325,275	Townhouse One Story	2011	1,788	0.36
1334 N 181 AV	8/18/2014	\$326,433	Ranch	2014	1,712	0.21
18151 LAFAYETTE AV	8/1/2014	\$326,960	Ranch	2005	1,832	0.28
1307 N 185 ST	9/25/2009	\$329,000	Ranch	2009	1,957	0.24
1422 N 181 AV	7/25/2014	\$329,000	2 Story	2008	2,870	0.22
1222 N 185 ST	12/1/2008	\$330,000	Ranch	2006	1,852	0.35
18352 HONEYSUCKLE DR	3/16/2011	\$330,000	Ranch	2011	1,846	0.33
1502 N 183 ST	6/12/2012	\$330,000	Ranch	2012	1,826	0.27
18123 HONEYSUCKLE DR	11/15/2012	\$330,579	Ranch	2012	1,766	0.31
18108 HONEYSUCKLE DR	9/15/2010	\$334,950	Ranch	2010	1,882	0.21
1307 N 181 AV	1/8/2009	\$335,000	2 Story	2008	2,417	0.21
18320 HONEYSUCKLE DR	3/31/2014	\$335,000	Ranch	2011	1,669	0.25
1519 N 182 ST	7/20/2012	\$337,000	2 Story	2012	2,552	0.22
1420 N 185 ST	11/24/2008	\$339,130	Ranch	2008	1,830	0.28
18114 HONEYSUCKLE DR	8/8/2008	\$339,500	Ranch	2008	1,874	0.21
1415 N 185 ST	1/25/2008	\$339,950	2 Story	2008	2,770	0.28
18521 LAFAYETTE CR	12/19/2008	\$340,000	2 Story	2008	2,700	0.4
1221 N 185 ST	7/1/2014	\$340,000	2 Story	2006	2,627	0.29
1215 N 185 ST	7/25/2008	\$341,345	2 Story	2008	2,691	0.35
18516 INDIANA ST	7/8/2010	\$342,500	Ranch	2008	1,806	0.24
18507 HAMILTON CR	1/25/2010	\$343,000	2 Story	2010	2,710	0.32
1415 N 181 ST	12/13/2013	\$344,515	Ranch	2013	1,514	0.21
1415 N 185 ST	1/26/2011	\$345,000	2 Story	2008	2,770	0.28
18422 HONEYSUCKLE DR	6/15/2012	\$345,000	Ranch	2009	1,752	0.23
18504 HONEYSUCKLE DR	6/13/2013	\$345,000	2 Story	2009	2,727	0.22

1513 N 183 ST	3/20/2014	\$345,000	2 Story	2013	2,518	0.32
18410 HONEYSUCKLE DR	9/10/2014	\$345,000	2 Story	2010	2,878	0.23
1514 N 185 ST	5/29/2013	\$345,031	Ranch	2013	1,764	0.23
18170 HONEYSUCKLE DR	10/9/2014	\$346,493	Ranch	2014	1,687	0.22
18052 HONEYSUCKLE DR	4/8/2011	\$347,500	Ranch	2011	1,677	0.23
1322 N 181 AV	10/6/2008	\$350,000	Ranch	2008	1,836	0.21
18410 HONEYSUCKLE DR	11/2/2010	\$350,000	2 Story	2010	2,878	0.23
18510 INDIANA ST	8/12/2011	\$350,000	Ranch	2008	1,923	0.26
18510 INDIANA ST	3/1/2012	\$350,000	Ranch	2008	1,923	0.26
1301 N 185 ST	6/14/2013	\$350,000	Ranch	2006	1,882	0.23
1415 N 185 ST	4/19/2013	\$350,000	2 Story	2008	2,770	0.28
1227 N 185 ST	5/30/2012	\$351,000	Ranch	2006	1,794	0.22
18502 HAMILTON CR	6/11/2013	\$351,000	2 Story	2009	2,729	0.32
1520 N 185 ST	1/14/2010	\$351,786	1 1/2 Story Fin	2009	2,410	0.28
18502 INDIANA ST	7/2/2010	\$353,000	2 Story	2010	2,508	0.48
18216 LAFAYETTE AV	12/1/2014	\$354,000	2 Story	2014	2,520	0.23
18502 HAMILTON CR	7/9/2009	\$354,600	2 Story	2009	2,729	0.32
1215 N 185 ST	5/19/2010	\$355,000	2 Story	2008	2,691	0.35
18504 HONEYSUCKLE DR	3/30/2010	\$355,000	2 Story	2009	2,727	0.22
18314 HONEYSUCKLE DR	9/17/2010	\$358,595	2 Story	2010	2,497	0.2
18231 LAFAYETTE AV	6/8/2012	\$360,000	Ranch	2005	2,031	0.21
1230 N 185 ST	7/13/2011	\$360,039	2 Story	2011	2,544	0.31
18508 HAMILTON CR	7/18/2013	\$365,000	2 Story	2006	2,466	0.36
18502 INDIANA ST	5/24/2013	\$369,950	2 Story	2010	2,508	0.48
18219 LAFAYETTE AV	6/30/2010	\$370,000	2 Story	2007	2,717	0.22
18416 HONEYSUCKLE DR	3/16/2010	\$374,684	Ranch	2010	1,912	0.22
1308 N 183 AV	1/17/2014	\$375,000	2 Story	2005	2,844	0.21
18225 LAFAYETTE AV	3/22/2008	\$377,172	2 Story	2008	2,939	0.24
18220 HONEYSUCKLE DR	12/29/2009	\$385,000	Ranch	2009	2,004	0.22
18404 HONEYSUCKLE DR	9/16/2011	\$397,801	Ranch	2011	2,025	0.22
1215 N 185 ST	10/15/2012	\$400,000	2 Story	2008	2,691	0.35
18157 LAFAYETTE AV	11/18/2008	\$410,000	Ranch	2008	1,796	0.24
18370 HONEYSUCKLE DR	3/14/2014	\$410,000	Ranch	2008	2,053	0.22
18522 INDIANA ST	11/9/2010	\$411,235	Ranch	2010	1,998	0.3
1532 N 182 ST	1/28/2015	\$423,904	2 Story	2014	3,056	0.23
18358 HONEYSUCKLE DR	11/30/2012	\$424,407	Ranch	2012	1,783	0.24
1523 N 185 ST	4/17/2009	\$432,010	Ranch	2009	2,597	0.3
1319 N 185 ST	9/8/2014	\$433,600	Townhouse	2014	1,884	0.26

			One Story			
18522 INDIANA ST	6/10/2014	\$435,000	Ranch	2010	1,998	0.3
18001 BURT ST	2/24/2010	\$650,350				1.49
18018 BURKE ST	9/21/2011	\$900,000	Medical Offices	2012	9,507	1.43
18101 BURT ST	10/27/2011	\$1,085,968				2.93
18202 CUMING ST	7/3/2008	\$1,280,455				2.39
18081 BURT ST	2/26/2008	\$1,853,170				2.93
18081 BURT ST	2/26/2008	\$1,853,170				2.93

3) West Dodge Subdivision Residence No of Homes Sold by Year - Home Price with \$250,000 or More

Sales Year	Houses Sold
2008	27
2009	15
2010	26
2011	27
2012	35
2013	36
2014	33
2015	3
Total	202



4) West Dodge Subdivision Residence Homes on Honeysuckle DR - Sold during 2005 to 2015 – Home Price with \$250,000 or More

address	Sales_Price	sale_date_end	style	year_built	Size SqFt	Lot Acres
18176 HONEYSUCKLE DR	\$250,000	4/15/2011	Ranch	2011	1,755	0.21
18202 HONEYSUCKLE DR	\$251,217	3/28/2012	Ranch	2012	1,545	0.25
18057 HONEYSUCKLE DR	\$253,906	5/25/2012	Ranch	2012	1,718	0.34
21209 HONEYSUCKLE DR	\$254,000	6/14/2011	Ranch	1986	1,265	0.62
18152 HONEYSUCKLE DR	\$254,000	10/28/2011	Ranch	2009	1,652	0.22
18157 HONEYSUCKLE DR	\$256,796	10/26/2012	2 Story	2012	2,526	0.27
18102 HONEYSUCKLE DR	\$267,000	5/27/2011	2 Story	2011	1,998	0.2
18152 HONEYSUCKLE DR	\$267,375	5/27/2009	Ranch	2009	1,652	0.22
18064 HONEYSUCKLE DR	\$275,000	5/25/2010	Ranch	2009	1,699	0.21
18208 HONEYSUCKLE DR	\$275,000	4/6/2011	2 Story	2011	2,454	0.25
18308 HONEYSUCKLE DR	\$284,649	12/30/2011	Ranch	2011	1,712	0.18
18064 HONEYSUCKLE DR	\$292,400	9/24/2014	Ranch	2009	1,699	0.21
18070 HONEYSUCKLE DR	\$297,600	6/21/2010	Ranch	2010	1,807	0.21
18120 HONEYSUCKLE DR	\$300,000	4/29/2011	2 Story	2007	2,648	0.21
18076 HONEYSUCKLE DR	\$300,000	10/4/2013	Ranch	2008	1,640	0.2
18325 HONEYSUCKLE DR	\$304,107	6/10/2011	2 Story	2011	2,223	0.46
18158 HONEYSUCKLE DR	\$305,000	10/27/2014	2 Story	2007	2,788	0.21
18422 HONEYSUCKLE DR	\$310,000	8/31/2009	Ranch	2009	1,752	0.23
18120 HONEYSUCKLE DR	\$312,000	1/3/2014	2 Story	2007	2,648	0.21
18163 HONEYSUCKLE DR	\$312,966	11/10/2011	2 Story	2011	2,322	0.23
18364 HONEYSUCKLE DR	\$315,000	6/29/2012	Ranch	2012	1,771	0.22
18105 HONEYSUCKLE DR	\$315,000	9/26/2012	2 Story	2012	2,383	0.37
18111 HONEYSUCKLE DR	\$323,991	12/4/2012	2 Story	2012	2,419	0.28
18352 HONEYSUCKLE DR	\$330,000	3/16/2011	Ranch	2011	1,846	0.33
18123 HONEYSUCKLE DR	\$330,579	11/15/2012	Ranch	2012	1,766	0.31
18108 HONEYSUCKLE DR	\$334,950	9/15/2010	Ranch	2010	1,882	0.21
18320 HONEYSUCKLE DR	\$335,000	3/31/2014	Ranch	2011	1,669	0.25
18114 HONEYSUCKLE DR	\$339,500	8/8/2008	Ranch	2008	1,874	0.21
18504 HONEYSUCKLE DR	\$345,000	6/13/2013	2 Story	2009	2,727	0.22
18410 HONEYSUCKLE DR	\$345,000	9/10/2014	2 Story	2010	2,878	0.23
18422 HONEYSUCKLE DR	\$345,000	6/15/2012	Ranch	2009	1,752	0.23
18170 HONEYSUCKLE DR	\$346,493	10/9/2014	Ranch	2014	1,687	0.22
18052 HONEYSUCKLE DR	\$347,500	4/8/2011	Ranch	2011	1,677	0.23
18410 HONEYSUCKLE DR	\$350,000	11/2/2010	2 Story	2010	2,878	0.23
18504 HONEYSUCKLE DR	\$355,000	3/30/2010	2 Story	2009	2,727	0.22

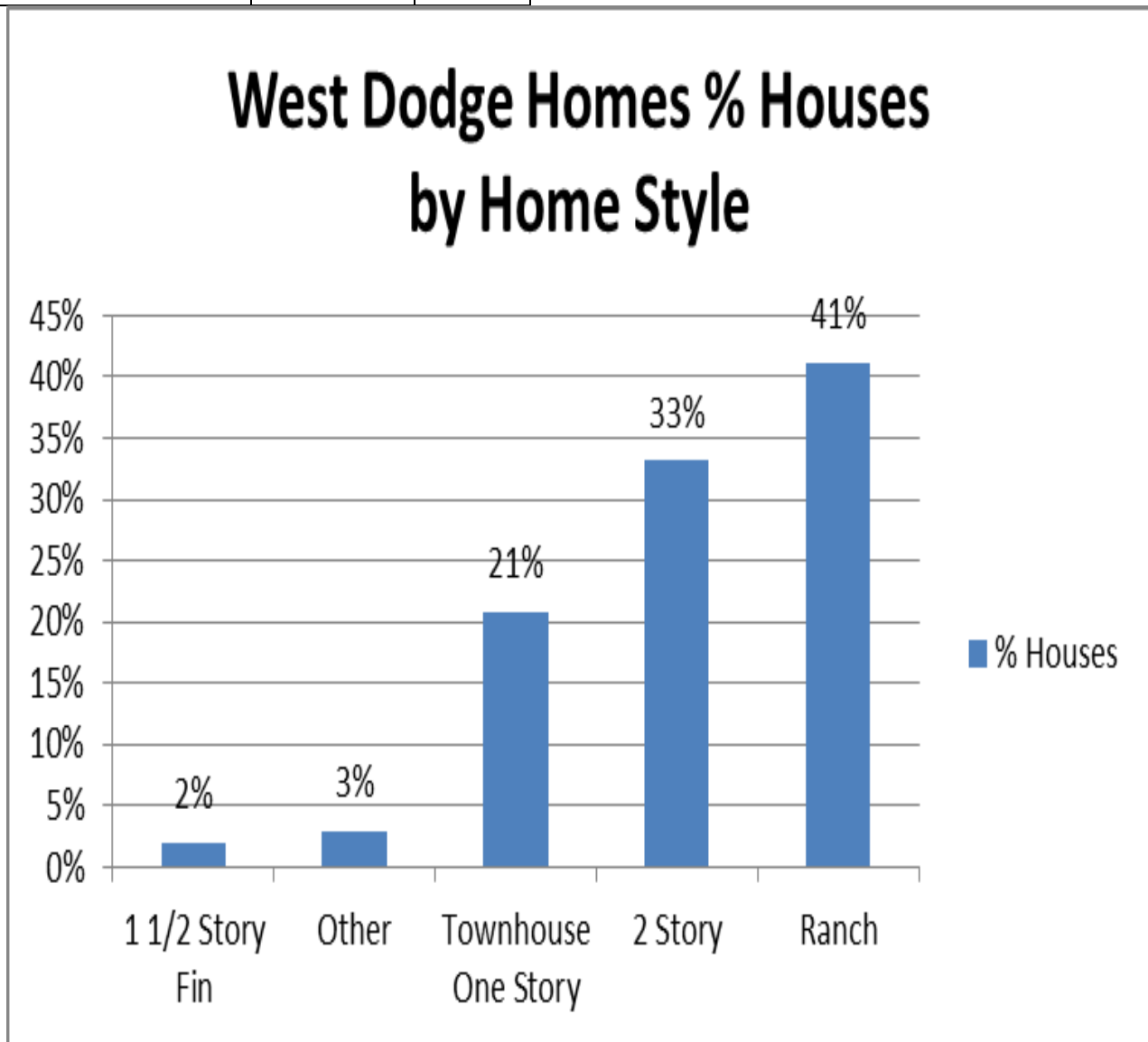
18314 HONEYSUCKLE DR	\$358,595	9/17/2010	2 Story	2010	2,497	0.2
18416 HONEYSUCKLE DR	\$374,684	3/16/2010	Ranch	2010	1,912	0.22
18220 HONEYSUCKLE DR	\$385,000	12/29/2009	Ranch	2009	2,004	0.22
18404 HONEYSUCKLE DR	\$397,801	9/16/2011	Ranch	2011	2,025	0.22
18370 HONEYSUCKLE DR	\$410,000	3/14/2014	Ranch	2008	2,053	0.22
18358 HONEYSUCKLE DR	\$424,407	11/30/2012	Ranch	2012	1,783	0.24
18726 HONEYSUCKLE DR	\$582,500	9/14/2011	2 Story	2007	4,041	0.3
18718 HONEYSUCKLE DR	\$660,000	8/15/2013	Ranch	2008	2,487	0.3
18810 HONEYSUCKLE DR	\$699,000	3/3/2014	Ranch	2013	2,407	0.39
18718 HONEYSUCKLE DR	\$748,000	7/25/2008	Ranch	2008	2,487	0.3

**5) West Dodge Subdivision Residence Homes on Lafayette
Sold during 2005 to 2015 – Home Price with \$250,000 or
More**

address	Sales_Price	sale_date_end	style	year_built	Size SqFt	Lot Acres
18228 LAFAYETTE AV	\$250,024	4/26/2011	2 Story	2011	2,277	0.25
18515 LAFAYETTE CR	\$303,000	8/19/2009	2 Story	2009	2,484	0.37
18510 LAFAYETTE CR	\$310,000	4/14/2009	2 Story	2009	2,543	0.24
18208 LAFAYETTE AV	\$319,879	5/16/2013	Ranch	2013	1,832	0.28
18201 LAFAYETTE AV	\$320,662	7/15/2008	Ranch	2008	1,761	0.21
18151 LAFAYETTE AV	\$326,960	8/1/2014	Ranch	2005	1,832	0.28
18521 LAFAYETTE CR	\$340,000	12/19/2008	2 Story	2008	2,700	0.4
18216 LAFAYETTE AV	\$354,000	12/1/2014	2 Story	2014	2,520	0.23
18231 LAFAYETTE AV	\$360,000	6/8/2012	Ranch	2005	2,031	0.21
18219 LAFAYETTE AV	\$370,000	6/30/2010	2 Story	2007	2,717	0.22
18225 LAFAYETTE AV	\$377,172	3/22/2008	2 Story	2008	2,939	0.24
18504 LAFAYETTE CR	\$393,548	6/10/2011	2 Story	2011	2,754	0.31
18157 LAFAYETTE AV	\$410,000	11/18/2008	Ranch	2008	1,796	0.24
18810 LAFAYETTE AV	\$427,409	6/20/2011	Ranch	2011	2,223	0.35
19009 LAFAYETTE AV	\$509,557	1/25/2013	1 1/2 Story Fin	2013	3,292	0.34
19027 LAFAYETTE AV	\$550,000	6/12/2014	2 Story	2009	3,721	0.39
19027 LAFAYETTE AV	\$580,000	12/15/2011	2 Story	2009	3,721	0.39
19022 LAFAYETTE AV	\$589,900	9/23/2013	2 Story	2013	3,622	0.38
19010 LAFAYETTE AV	\$635,000	4/30/2009	2 Story	2008	4,029	0.36
18817 LAFAYETTE AV	\$638,100	2/6/2015	Ranch	2007	2,131	0.37
18801 LAFAYETTE AV	\$640,045	2/11/2011	2 Story	2011	3,973	0.44
19003 LAFAYETTE AV	\$645,000	7/1/2008	2 Story	2008	4,324	0.32
18905 LAFAYETTE AV	\$650,000	9/21/2012	Ranch	2007	2,738	0.38
18923 LAFAYETTE AV	\$676,000	6/26/2012	2 Story	2008	4,236	0.32
18923 LAFAYETTE AV	\$688,000	8/29/2008	2 Story	2008	4,236	0.32
19004 LAFAYETTE AV	\$699,000	6/5/2014	2 Story	2014	4,106	0.39
18905 LAFAYETTE AV	\$700,000	4/1/2008	Ranch	2007	2,738	0.38
18917 LAFAYETTE AV	\$730,000	6/19/2014	Ranch	2009	2,549	0.32
18801 LAFAYETTE AV	\$750,000	7/26/2013	2 Story	2011	3,973	0.44
18802 LAFAYETTE AV	\$790,000	10/1/2009	Ranch	2009	2,896	0.44

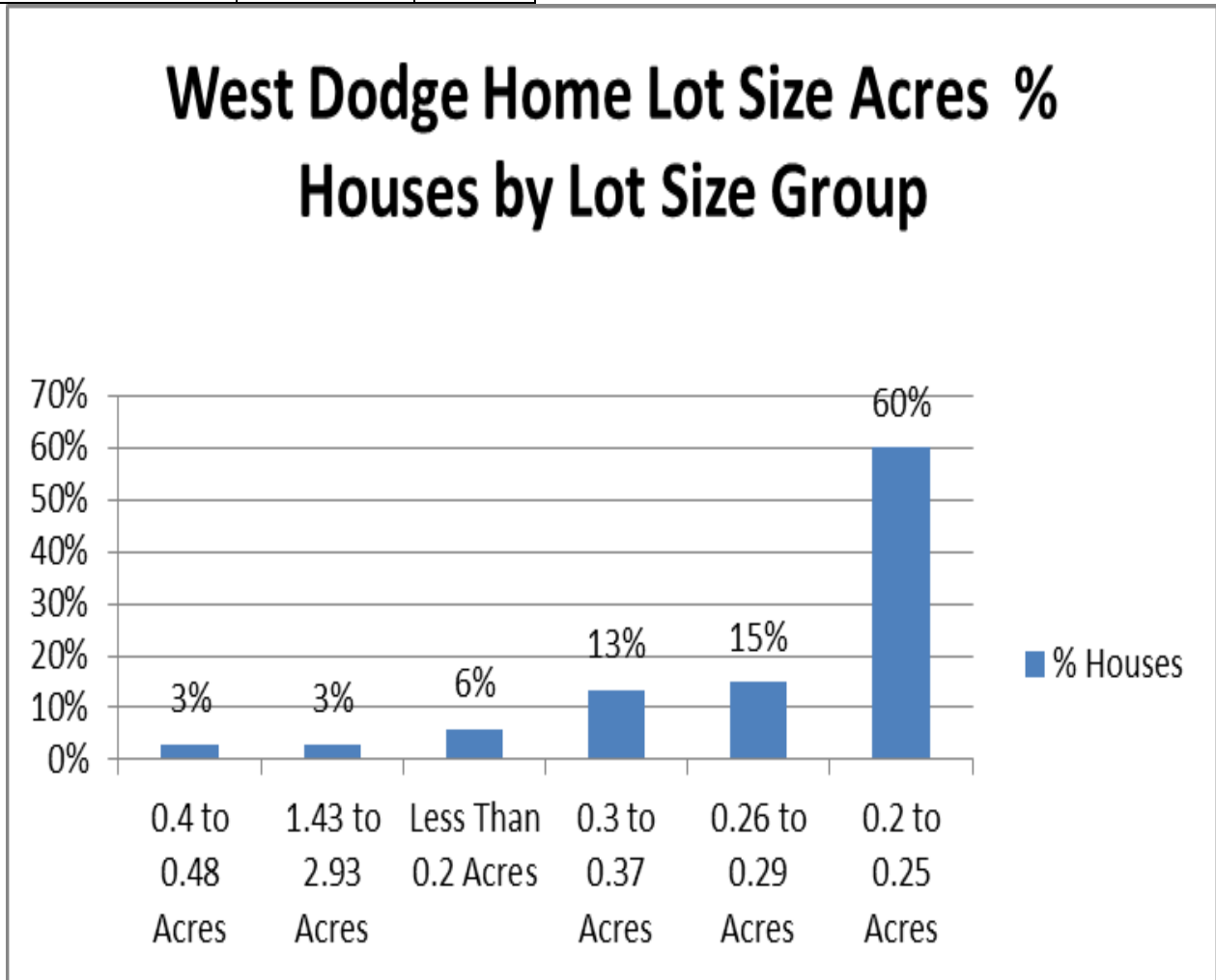
6) West Dodge Subdivision Residence No of Homes by Home Style; Sold during 2005 to 2015 – Home Price with \$250,000 or More

Style	No of Houses	% Houses
1 1/2 Story Fin	4	2%
Other	6	3%
Townhouse One Story	42	21%
2 Story	67	33%
Ranch	83	41%
Total	202	100%



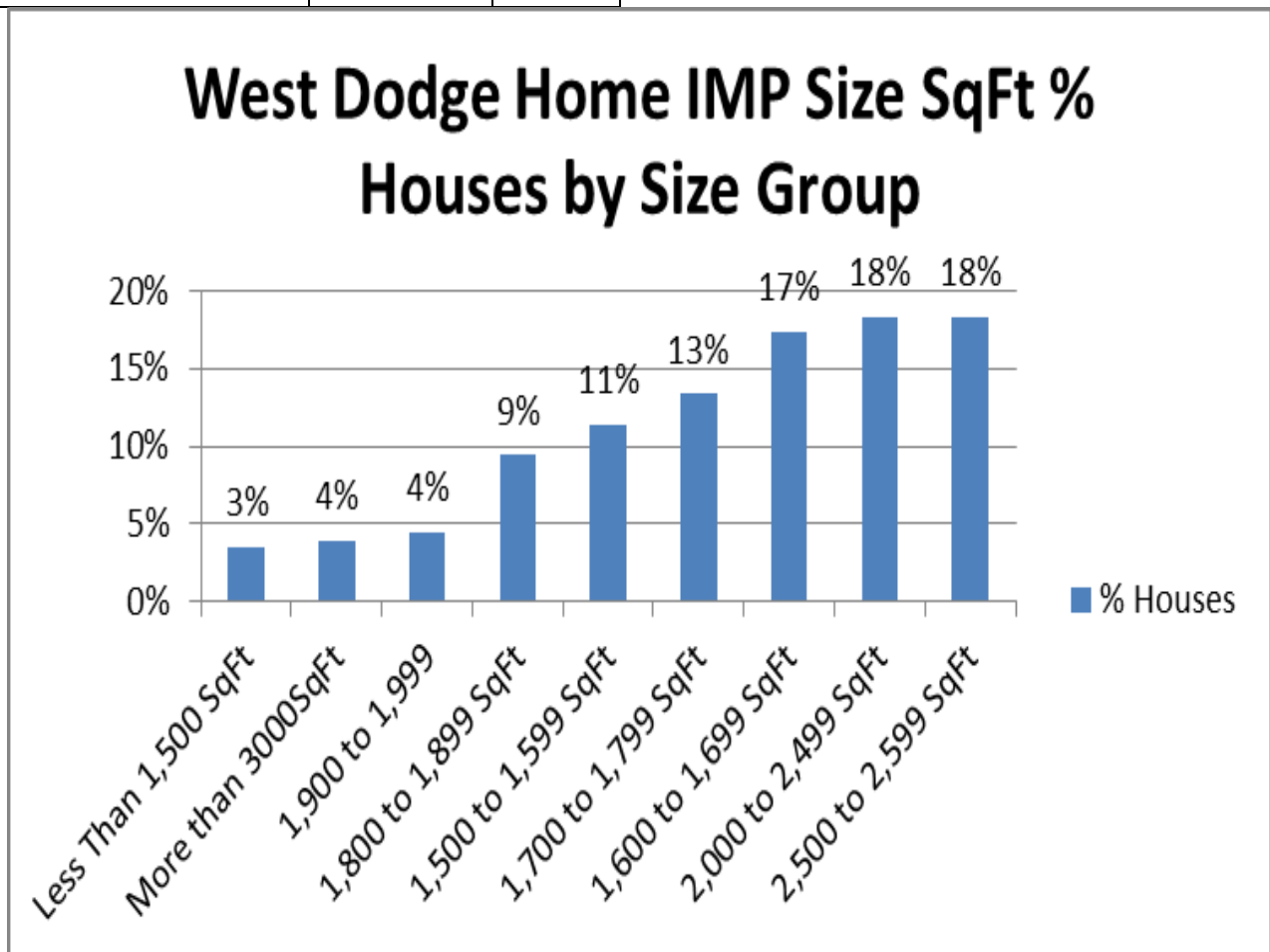
7) West Dodge Subdivision Residence No of Homes by Lot Size Group Sold during 2005 to 2015 – Home Price with \$250,000 or More

Lot Size Acres	No of Houses	% Houses
0.4 to 0.48 Acres	6	3%
1.43 to 2.93 Acres	6	3%
Less Than 0.2 Acres	12	6%
0.3 to 0.37 Acres	27	13%
0.26 to 0.29 Acres	30	15%
0.2 to 0.25 Acres	121	60%
Total	202	100%



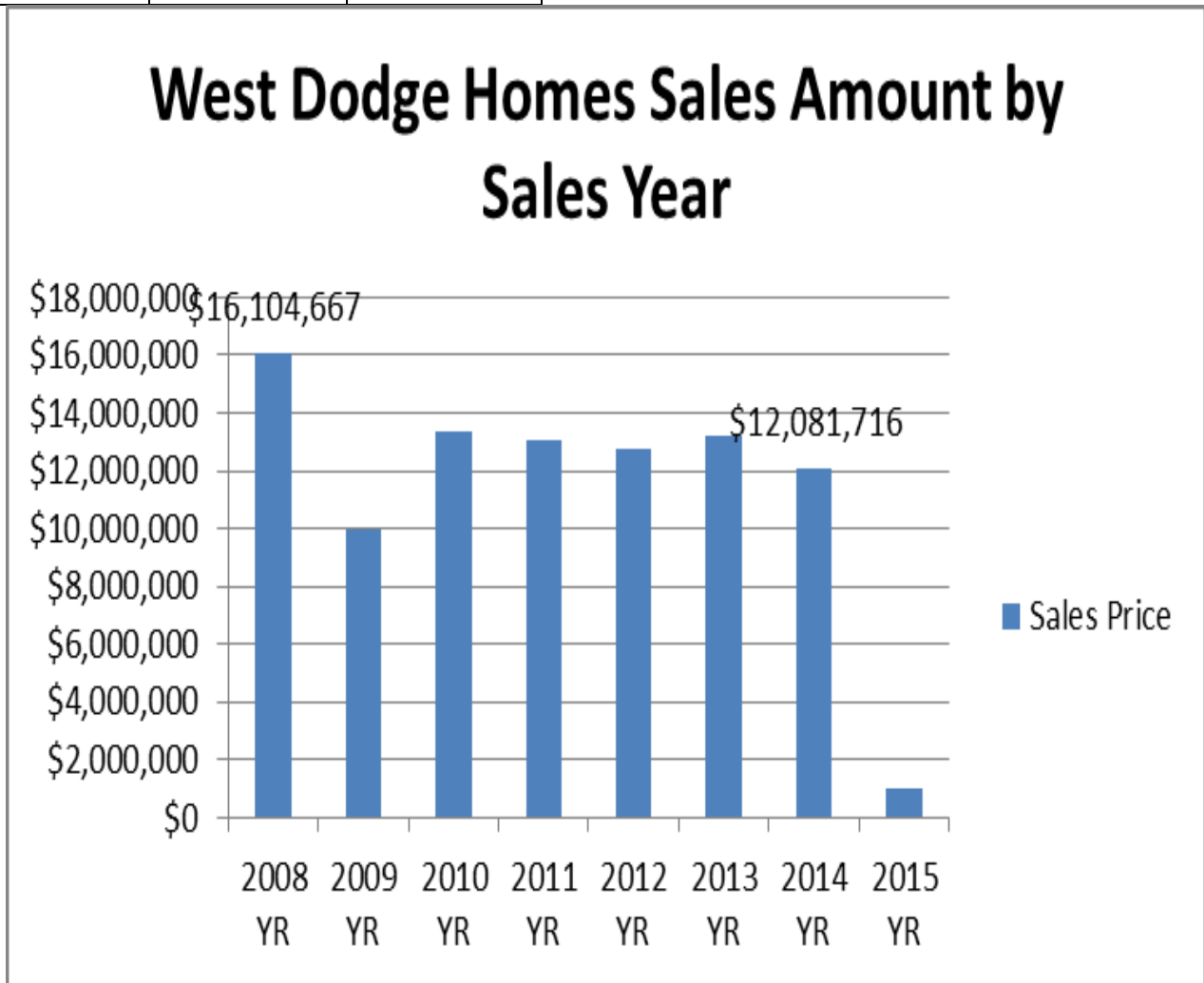
8) West Dodge Subdivision Residence No of Homes by Home IMP Size Group Sold during 2005 to 2015 – Home Price with \$250,000 or More

Imp Size SqFt	No of Houses	% Houses
Less Than 1,500 SqFt	7	3%
More than 3000SqFt	8	4%
1,900 to 1,999	9	4%
1,800 to 1,899 SqFt	19	9%
1,500 to 1,599 SqFt	23	11%
1,700 to 1,799 SqFt	27	13%
1,600 to 1,699 SqFt	35	17%
2,000 to 2,499 SqFt	37	18%
2,500 to 2,599 SqFt	37	18%
Total	202	100%



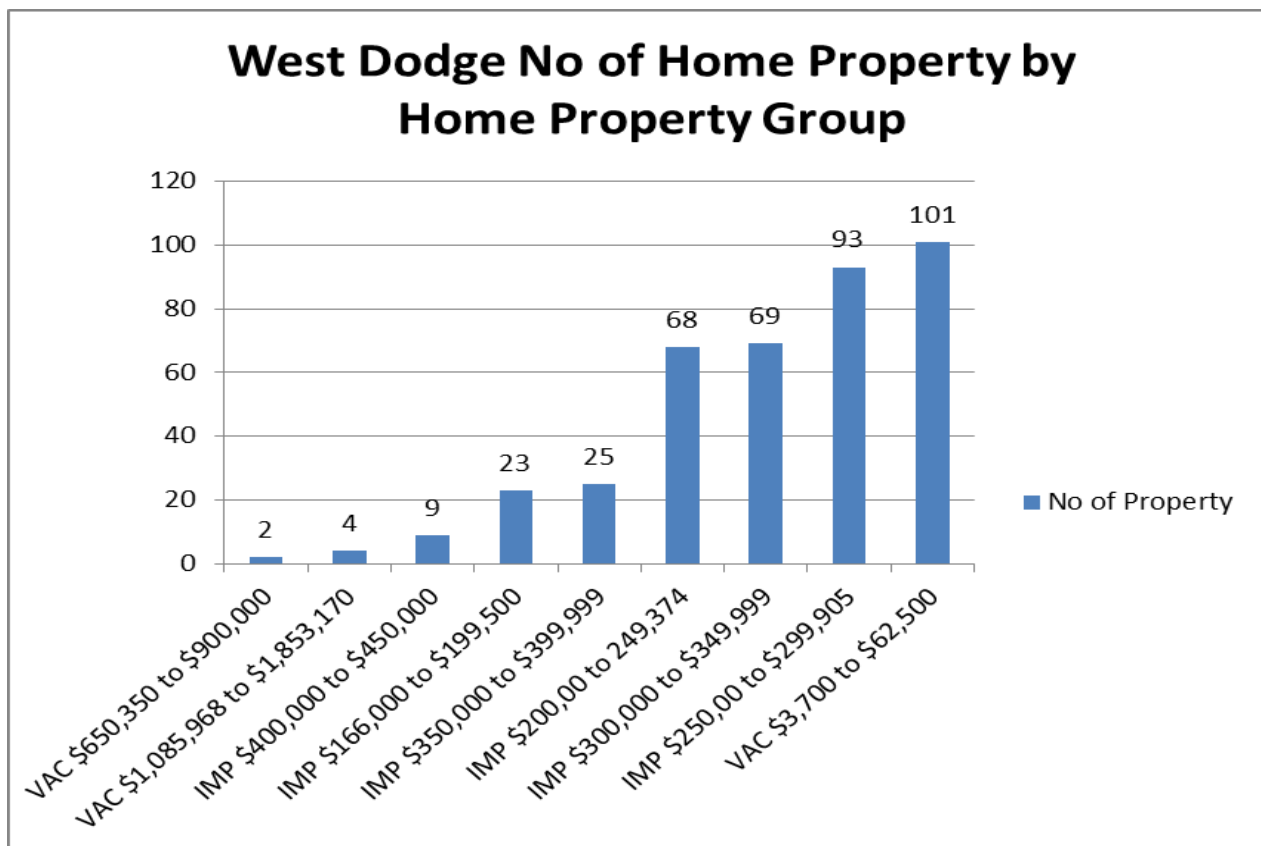
9) West Dodge Subdivision Residence No of Home Property Sales by Sale Year during 2008 to 2015

Sale Year	No of Property	Sales Price
2008 YR	51	\$16,104,667
2009 YR	58	\$10,003,438
2010 YR	74	\$13,328,049
2011 YR	58	\$13,095,073
2012 YR	54	\$12,758,399
2013 YR	54	\$13,238,918
2014 YR	42	\$12,081,716
2015 YR	3	\$994,304
Total	394	\$91,604,564



10) West Dodge Subdivision Residence No of Home Property by Property Group as of April 4, 2015

Property Group	No of Property
VAC \$650,350 to \$900,000	2
VAC \$1,085,968 to \$1,853,170	4
IMP \$400,000 to \$450,000	9
IMP \$166,000 to \$199,500	23
IMP \$350,000 to \$399,999	25
IMP \$200,00 to 249,374	68
IMP \$300,000 to \$349,999	69
IMP \$250,00 to \$299,905	93
VAC \$3,700 to \$62,500	101
Total	394



11) Notes

Data: Douglas County NE Assessor website data Posted as of April 4, 2015

Contact: David Yoo (HanaSoul) via email dcyoo@cox.net

Welcome Ideas & Suggestions

Updates: Plan to update data and publish this analysis report periodically as needed.

Demo: This report was prepared by using my own OLAP software (Vapsoft). A Vapsoft demo using the Douglas County Property data will be offered on request.