

**CONDO SALES**  
**4/1/22 - 4/1/24**  
*(Version 2 - Less Info)*

LOCATION		SALE				RATIO: ASSESS/SALES		
ST#	STREET	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	NEW ASSESSED	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
13	ATLANTIC DR	8/29/2023	\$2,800,000	1.00	\$2,800,000	\$2,525,000	90%	90%
16	ATLANTIC DR	8/23/2022	\$2,500,000	1.08	\$2,700,000	\$2,319,800	86%	93%
17	ATLANTIC DR	8/3/2023	\$1,750,000	1.00	\$1,750,000	\$1,577,600	90%	90%
21	ATLANTIC DR	10/12/2022	\$1,950,000	1.08	\$2,106,000	\$2,011,000	95%	103%
22	ATLANTIC DR	8/30/2022	\$2,800,000	1.08	\$3,024,000	\$2,607,500	86%	93%
37	ATLANTIC DR	10/27/2023	\$2,225,000	1.00	\$2,225,000	\$2,023,300	91%	91%
40	ATLANTIC DR	9/7/2022	\$2,200,000	1.08	\$2,376,000	\$2,157,600	91%	98%
72	ATRIUM WAY	10/21/2022	\$392,000	1.08	\$423,360	\$389,300	92%	99%
73	ATRIUM WAY	11/18/2022	\$410,000	1.08	\$442,800	\$404,700	91%	99%
22	BLACK POINT RD	4/17/2023	\$385,000	1.04	\$400,400	\$366,400	92%	95%
22	BLACK POINT RD	8/24/2022	\$358,000	1.08	\$386,640	\$332,800	86%	93%
309	BLACK POINT RD	9/15/2023	\$820,000	1.00	\$820,000	\$752,500	92%	92%
8	CAMPERDOWN ELM DR	7/29/2022	\$360,000	1.08	\$388,800	\$348,200	90%	97%
7	CAMPERDOWN ELM DR	3/23/2024	\$405,000	1.00	\$405,000	\$347,300	86%	86%
5	CAMPERDOWN ELM DR	1/19/2023	\$328,500	1.08	\$354,780	\$345,300	97%	105%
5	CAMPERDOWN ELM DR	6/2/2023	\$450,000	1.00	\$450,000	\$416,300	93%	93%
5	CAMPERDOWN ELM DR	4/1/2022	\$312,000	1.08	\$336,960	\$312,800	93%	100%
9	CANTER WAY	6/30/2023	\$325,000	1.00	\$325,000	\$294,000	90%	90%
11	CANTER WAY	8/24/2023	\$325,000	1.00	\$325,000	\$294,000	90%	90%
13	CANTER WAY	7/31/2023	\$325,000	1.00	\$325,000	\$294,000	90%	90%
15	CANTER WAY	7/21/2023	\$325,000	1.00	\$325,000	\$294,000	90%	90%
17	CANTER WAY	8/31/2023	\$325,000	1.00	\$325,000	\$294,000	90%	90%

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ST#	STREET	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	NEW ASSESSED	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
12	CANTER WAY	8/11/2023	\$325,000	1.00	\$325,000	\$294,000	90%	90%
14	CANTER WAY	6/30/2023	\$325,000	1.00	\$325,000	\$294,000	90%	90%
16	CANTER WAY	7/19/2023	\$325,000	1.00	\$325,000	\$294,000	90%	90%
3	CEDARBROOK DR	5/4/2023	\$460,000	1.04	\$478,400	\$418,000	87%	91%
5	CEDARBROOK DR	8/11/2023	\$415,000	1.00	\$415,000	\$375,900	91%	91%
6	CEDARBROOK DR	5/10/2023	\$415,900	1.04	\$432,536	\$416,800	96%	100%
12	CEDARBROOK DR	4/28/2023	\$440,500	1.04	\$458,120	\$425,500	93%	97%
13	CEDARBROOK DR	6/3/2022	\$460,000	1.08	\$496,800	\$442,100	89%	96%
22	CEDARBROOK DR	4/28/2023	\$495,000	1.04	\$514,800	\$423,800	82%	86%
12	CLEARVIEW DR	8/24/2022	\$260,000	1.08	\$280,800	\$280,700	100%	108%
13	CLEARVIEW DR	5/31/2022	\$292,000	1.08	\$315,360	\$297,800	94%	102%
22	CLEARVIEW DR	8/12/2022	\$300,000	1.08	\$324,000	\$291,800	90%	97%
28	CLEARVIEW DR	9/22/2023	\$320,000	1.00	\$320,000	\$283,900	89%	89%
30	CLEARVIEW DR	2/15/2023	\$300,000	1.08	\$324,000	\$289,400	89%	96%
21	CLIFF ST	10/18/2023	\$1,600,000	1.00	\$1,600,000	\$1,457,700	91%	91%
19	EAST GRAND AVE	1/12/2024	\$170,000	1.00	\$170,000	\$149,800	88%	88%
19	EAST GRAND AVE	5/13/2022	\$180,000	1.08	\$194,400	\$166,400	86%	92%
9	EAST GRAND AVE	10/5/2022	\$217,000	1.08	\$234,360	\$207,300	88%	96%
9	EAST GRAND AVE	11/6/2023	\$235,000	1.00	\$235,000	\$210,800	90%	90%
59	EAST GRAND AVE	11/29/2022	\$411,000	1.08	\$443,880	\$389,600	88%	95%
59	EAST GRAND AVE	11/9/2022	\$400,000	1.08	\$432,000	\$404,500	94%	101%
59	EAST GRAND AVE	4/12/2023	\$769,000	1.04	\$799,760	\$716,300	90%	93%

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ST#	STREET	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	NEW ASSESSED	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
59	EAST GRAND AVE	12/22/2022	\$749,000	1.08	\$808,920	\$716,300	89%	96%
59	EAST GRAND AVE	2/29/2024	\$700,000	1.00	\$700,000	\$650,700	93%	93%
4	ESTATE DR	10/14/2022	\$520,000	1.08	\$561,600	\$517,800	92%	100%
204	FOXCROFT CIR	8/11/2023	\$350,000	1.00	\$350,000	\$319,000	91%	91%
15	FRONTRUNNER WAY	2/24/2023	\$660,000	1.08	\$712,800	\$647,300	91%	98%
17	FRONTRUNNER WAY	11/30/2022	\$615,000	1.08	\$664,200	\$599,300	90%	97%
19	FRONTRUNNER WAY	10/28/2022	\$599,880	1.08	\$647,870	\$599,300	93%	100%
21	FRONTRUNNER WAY	10/21/2022	\$599,000	1.08	\$646,920	\$600,700	93%	100%
23	FRONTRUNNER WAY	10/7/2022	\$615,000	1.08	\$664,200	\$605,000	91%	98%
25	FRONTRUNNER WAY	9/30/2022	\$619,700	1.08	\$669,276	\$632,100	94%	102%
27	FRONTRUNNER WAY	7/27/2022	\$647,421	1.08	\$699,215	\$642,800	92%	99%
29	FRONTRUNNER WAY	8/1/2022	\$579,000	1.08	\$625,320	\$599,300	96%	104%
31	FRONTRUNNER WAY	10/19/2022	\$589,000	1.08	\$636,120	\$590,000	93%	100%
33	FRONTRUNNER WAY	8/1/2022	\$579,695	1.08	\$626,071	\$599,300	96%	103%
35	FRONTRUNNER WAY	8/5/2022	\$615,000	1.08	\$664,200	\$599,300	90%	97%
37	FRONTRUNNER WAY	8/11/2022	\$668,721	1.08	\$722,219	\$642,800	89%	96%
8	HIGGINS CREEK RD	7/14/2022	\$730,000	1.08	\$788,400	\$714,900	91%	98%
42	KING ST	7/14/2023	\$405,000	1.00	\$405,000	\$358,900	89%	89%
47	KING ST	7/31/2023	\$1,805,000	1.00	\$1,805,000	\$1,633,000	90%	90%
3	KING ST	6/27/2022	\$785,000	1.08	\$847,800	\$760,700	90%	97%
3	KING ST	5/25/2022	\$590,000	1.08	\$637,200	\$567,800	89%	96%
23	MCCANN WAY	8/16/2023	\$625,000	1.00	\$625,000	\$629,700	101%	101%

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ST#	STREET	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	NEW ASSESSED	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
25	MCCANN WAY	10/29/2022	\$600,000	1.08	\$648,000	\$635,900	98%	106%
2	MILL COMMONS DR	7/22/2022	\$339,000	1.08	\$366,120	\$358,700	98%	106%
34	MILL COMMONS DR	6/26/2023	\$425,000	1.00	\$425,000	\$358,700	84%	84%
35	MILL COMMONS DR	9/8/2022	\$365,000	1.08	\$394,200	\$350,000	89%	96%
37	MILL COMMONS DR	11/8/2023	\$325,000	1.00	\$325,000	\$299,450	92%	92%
37	MILL COMMONS DR	8/1/2022	\$350,000	1.08	\$378,000	\$350,900	93%	100%
13	MILL COMMONS DR	2/24/2023	\$620,000	1.08	\$669,600	\$555,900	83%	90%
19	MILL COMMONS DR	10/13/2023	\$575,000	1.00	\$575,000	\$532,600	93%	93%
12	OAK DALE DR	2/15/2023	\$330,000	1.08	\$356,400	\$309,400	87%	94%
16	OAK DALE DR	8/12/2022	\$320,000	1.08	\$345,600	\$311,400	90%	97%
6	OCEANWOOD DR	7/14/2022	\$640,000	1.08	\$691,200	\$620,000	90%	97%
12	PACER WAY	1/20/2023	\$675,000	1.08	\$729,000	\$638,700	88%	95%
14	PACER WAY	4/28/2023	\$589,000	1.04	\$612,560	\$585,300	96%	99%
16	PACER WAY	3/15/2023	\$589,000	1.08	\$636,120	\$585,300	92%	99%
18	PACER WAY	2/24/2023	\$589,000	1.08	\$636,120	\$585,300	92%	99%
20	PACER WAY	2/16/2023	\$615,000	1.08	\$664,200	\$596,000	90%	97%
22	PACER WAY	1/17/2023	\$675,000	1.08	\$729,000	\$638,700	88%	95%
28	PACER WAY	11/30/2022	\$387,500	1.08	\$418,500	\$373,000	89%	96%
28	PACER WAY	11/30/2022	\$385,000	1.08	\$415,800	\$372,400	90%	97%
28	PACER WAY	11/30/2022	\$350,000	1.08	\$378,000	\$345,900	92%	99%
28	PACER WAY	11/30/2022	\$385,000	1.08	\$415,800	\$361,600	87%	94%
28	PACER WAY	11/30/2022	\$375,000	1.08	\$405,000	\$369,000	91%	98%

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28	PACER WAY	11/30/2022	\$375,000	1.08	\$405,000	\$369,000	91%	98%
28	PACER WAY	11/30/2022	\$375,000	1.08	\$405,000	\$369,000	91%	98%
28	PACER WAY	12/15/2023	\$420,000	1.00	\$420,000	\$369,000	88%	88%
28	PACER WAY	11/30/2022	\$375,000	1.08	\$405,000	\$369,000	91%	98%
28	PACER WAY	11/30/2022	\$385,000	1.08	\$415,800	\$369,000	89%	96%
28	PACER WAY	11/30/2022	\$385,000	1.08	\$415,800	\$369,000	89%	96%
28	PACER WAY	11/30/2022	\$385,000	1.08	\$415,800	\$369,000	89%	96%
30	PACER WAY	11/2/2022	\$385,000	1.08	\$415,800	\$373,000	90%	97%
30	PACER WAY	10/28/2022	\$375,000	1.08	\$405,000	\$372,400	92%	99%
30	PACER WAY	10/28/2022	\$385,000	1.08	\$415,800	\$372,400	90%	97%
30	PACER WAY	2/8/2023	\$350,000	1.08	\$378,000	\$345,900	92%	99%
30	PACER WAY	10/28/2022	\$375,000	1.08	\$405,000	\$369,000	91%	98%
30	PACER WAY	10/28/2022	\$365,000	1.08	\$394,200	\$369,000	94%	101%
30	PACER WAY	10/28/2022	\$375,000	1.08	\$405,000	\$369,000	91%	98%
30	PACER WAY	10/28/2022	\$375,000	1.08	\$405,000	\$369,000	91%	98%
30	PACER WAY	10/28/2022	\$375,000	1.08	\$405,000	\$369,000	91%	98%
30	PACER WAY	10/28/2022	\$375,000	1.08	\$405,000	\$369,000	91%	98%
30	PACER WAY	10/28/2022	\$375,000	1.08	\$405,000	\$369,000	91%	98%
30	PACER WAY	11/2/2022	\$375,000	1.08	\$405,000	\$369,000	91%	98%
30	PACER WAY	11/2/2022	\$375,000	1.08	\$405,000	\$369,000	91%	98%
32	PACER WAY	2/22/2023	\$350,000	1.08	\$378,000	\$345,900	92%	99%
32	PACER WAY	6/20/2023	\$410,000	1.00	\$410,000	\$372,400	91%	91%
32	PACER WAY	12/30/2022	\$388,900	1.08	\$420,012	\$373,000	89%	96%



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ST#	STREET	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	NEW ASSESSED	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
32	PACER WAY	12/30/2022	\$375,000	1.08	\$405,000	\$369,000	91%	98%
32	PACER WAY	12/29/2022	\$375,000	1.08	\$405,000	\$369,000	91%	98%
32	PACER WAY	2/2/2023	\$375,000	1.08	\$405,000	\$369,000	91%	98%
32	PACER WAY	1/3/2023	\$375,000	1.08	\$405,000	\$369,000	91%	98%
32	PACER WAY	12/21/2022	\$385,000	1.08	\$415,800	\$369,000	89%	96%
32	PACER WAY	12/29/2022	\$385,000	1.08	\$415,800	\$369,000	89%	96%
32	PACER WAY	12/30/2022	\$385,000	1.08	\$415,800	\$369,000	89%	96%
32	PACER WAY	12/30/2022	\$385,000	1.08	\$415,800	\$369,000	89%	96%
19	PACER WAY	8/17/2022	\$500,000	1.08	\$540,000	\$494,600	92%	99%
21	PACER WAY	7/28/2022	\$489,000	1.08	\$528,120	\$494,600	94%	101%
4	PAULSEN DR	1/25/2024	\$658,480	1.00	\$658,480	\$571,700	87%	87%
6	PAULSEN DR	1/31/2024	\$665,650	1.00	\$665,650	\$571,700	86%	86%
10	PAULSEN DR	3/28/2024	\$706,757	1.00	\$706,757	\$629,600	89%	89%
12	PAULSEN DR	11/28/2023	\$783,075	1.00	\$783,075	\$653,900	84%	84%
16	PAULSEN DR	8/31/2023	\$645,205	1.00	\$645,205	\$576,000	89%	89%
18	PAULSEN DR	6/23/2023	\$598,275	1.00	\$598,275	\$575,700	96%	96%
32	PAULSEN DR	1/4/2024	\$685,000	1.00	\$685,000	\$624,600	91%	91%
34	PAULSEN DR	12/16/2022	\$664,896	1.08	\$718,088	\$631,700	88%	95%
40	PAULSEN DR	10/31/2022	\$572,432	1.08	\$618,227	\$582,700	94%	102%
65	PINE POINT RD	5/4/2022	\$416,000	1.08	\$449,280	\$395,600	88%	95%
65	PINE POINT RD	8/3/2023	\$380,000	1.00	\$380,000	\$353,900	93%	93%
65	PINE POINT RD	7/5/2023	\$445,000	1.00	\$445,000	\$412,000	93%	93%

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ST#	STREET	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	NEW ASSESSED	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
65	PINE POINT RD	9/5/2023	\$465,000	1.00	\$465,000	\$409,400	88%	88%
5	REEF LN	2/20/2024	\$470,000	1.00	\$470,000	\$432,900	92%	92%
6	REEF LN	12/22/2022	\$427,500	1.08	\$461,700	\$442,600	96%	104%
25	RUNNING TIDE DR	10/13/2022	\$410,000	1.08	\$442,800	\$401,000	91%	98%
26	RUNNING TIDE DR	11/29/2023	\$530,000	1.00	\$530,000	\$464,600	88%	88%
17	SANDPIPER COVE RD	9/29/2022	\$290,000	1.08	\$313,200	\$287,300	92%	99%
16	SANDPIPER COVE RD	4/12/2022	\$305,000	1.08	\$329,400	\$285,600	87%	94%
8	SANDPIPER COVE RD	12/29/2023	\$385,000	1.00	\$385,000	\$334,500	87%	87%
131	SCARBOROUGH DOWNS RD	1/5/2024	\$400,000	1.00	\$400,000	\$369,000	92%	92%
137	SCARBOROUGH DOWNS RD	11/8/2023	\$415,000	1.00	\$415,000	\$368,300	89%	89%
137	SCARBOROUGH DOWNS RD	6/1/2023	\$405,000	1.00	\$405,000	\$369,000	91%	91%
146	SCARBOROUGH DOWNS RD	7/19/2023	\$410,000	1.00	\$410,000	\$363,200	89%	89%
156	SCARBOROUGH DOWNS RD	7/11/2023	\$415,000	1.00	\$415,000	\$367,600	89%	89%
91	SOUTHPOINTE DR	12/13/2022	\$390,000	1.08	\$421,200	\$393,200	93%	101%
92	SOUTHPOINTE DR	1/12/2023	\$435,000	1.08	\$469,800	\$429,400	91%	99%
86	STEWART DR	7/11/2022	\$560,000	1.08	\$604,800	\$565,800	94%	101%
189	STEWART DR	12/15/2023	\$715,137	1.00	\$715,137	\$651,100	91%	91%
8	STONE CREEK DR	6/13/2022	\$444,000	1.08	\$479,520	\$456,300	95%	103%
12	STONE CREEK DR	10/6/2022	\$500,000	1.08	\$540,000	\$461,800	86%	92%
14	STONE CREEK DR	5/9/2022	\$485,000	1.08	\$523,800	\$468,900	90%	97%
19	STONE CREEK DR	7/21/2023	\$465,000	1.00	\$465,000	\$445,200	96%	96%

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22	STONE CREEK DR	12/12/2022	\$460,000	1.08	\$496,800	\$460,400	93%	100%
28	STONE CREEK DR	11/29/2023	\$472,000	1.00	\$472,000	\$444,200	94%	94%
30	STONE CREEK DR	9/28/2023	\$485,000	1.00	\$485,000	\$430,300	89%	89%
2	STRATTON RD	10/6/2023	\$360,000	1.00	\$360,000	\$338,300	94%	94%
4	STRATTON RD	11/10/2022	\$355,000	1.08	\$383,400	\$368,900	96%	104%
29	TEAL POINT DR	10/25/2022	\$500,000	1.08	\$540,000	\$497,500	92%	100%
8	WALDRON DR	9/18/2023	\$649,000	1.00	\$649,000	\$606,300	93%	93%
19	WALDRON DR	9/19/2023	\$649,000	1.00	\$649,000	\$636,100	98%	98%
21	WALDRON DR	7/24/2023	\$713,000	1.00	\$713,000	\$659,100	92%	92%
10	WEBSTER WAY	6/23/2023	\$812,000	1.00	\$812,000	\$762,000	94%	94%
14	WEBSTER WAY	7/27/2023	\$740,000	1.00	\$740,000	\$727,300	98%	98%
6	WHISTLER LNDG	4/4/2023	\$397,100	1.04	\$412,984	\$368,100	89%	93%
18	WILLOWOOD LN	6/8/2022	\$425,000	1.08	\$459,000	\$384,000	84%	90%
19	WILLOWOOD LN	9/26/2023	\$407,500	1.00	\$407,500	\$389,900	96%	96%



**Condominiums**  
Sales Ratio Analysis Outcomes

Year	Sale Month	# Sales	Old Ratio (Before Reval)	Time Trended Ratio	Non Time Trended Ratio	
2022	Apr	2	65%	90%	97%	
	May	5	62%	89%	96%	
	Jun	4	62%	89%	97%	
	Jul	7	67%	92%	100%	
	Aug	12	65%	91%	98%	
	Sep	4	65%	91%	99%	
	Oct	21	64%	92%	99%	
	Nov	19	63%	90%	98%	
	Dec	12	64%	90%	98%	
	2023	Jan	5	67%	91%	98%
		Feb	9	64%	90%	97%
		Mar	1	72%	92%	99%
Apr		6	62%	90%	94%	
May		2	59%	92%	96%	
Jun		8	55%	91%	91%	
Jul		11	56%	92%	92%	
Aug		10	53%	92%	92%	
Sep		7	56%	92%	92%	
Oct		4	59%	92%	92%	
Nov		6	50%	89%	89%	
Dec		3	38%	89%	89%	
2024	Jan	5	45%	89%	89%	
	Feb	2	51%	93%	93%	
	Mar	2	38%	87%	87%	
Totals →		167	<b>60%</b>	<b>91%</b>	<b>95%</b>	

BLDG Grade	# Sales	Time Trended Ratio
Average	17	90%
Average +10	74	91%
Average +20	22	91%
Good	43	92%
Good +10	2	96%
Good +20	2	91%
Very Good	4	92%
Very Good +10	1	90%
Very Good +20	2	86%
<b>Total →</b>	<b>167</b>	<b>91%</b>

Condo Complex	# Sales	Time Trended Ratio
19-21 CLIFF ST	1	91%
19-21 PACER WAY	2	93%
ATLANTIC HOUSE	7	90%
ATRIUM WAY	2	92%
BLACK POINT CONDO	5	92%
CEDARBROOK EAST	6	90%
CLEARVIEW	7	93%
DUNSTAN CROSSING	18	92%
EVENTIDE	5	90%
EVERGREEN PLACE	1	92%
FOXCROFT	1	91%
FRONTRUNNER PARK	53	91%
GABLES AT THE DOWNS	2	89%
GABLES BY THE SEA	1	90%
HIGGINS CREEK RD	1	91%
KING ST	2	89%
MARSH WINDS	4	90%
MILL COMMONS	7	90%
MOORINGS BY THE SEA	1	89%
OAK DALE	2	88%
OAK HILL	2	89%
OCEAN WOODS	1	90%
OLDE MILLBROOK	4	92%
PINE PT TOURIST CT	2	87%
REST POINT	2	89%
SANDPIPER COVE	3	88%
SANDPIPER COVE II	1	92%
SIMPLICITY COURT	8	90%
SOUTHPOINTE DR	2	92%
STONEY CREEK DR	7	92%
TANDEM COURT	3	91%
TEAL POINT DR	1	92%
WHISTLER LANDING	1	89%
WILLOWOODS	2	90%
<b>Total →</b>	<b>167</b>	<b>91%</b>