

Neighborhood/Market Comparison as of 3rd Quarter 2019

Community Name	Average Lot Size in Acres	Average Retail Price/Acre	Median Retail Lot Price	Water & Sewer	Road Maintenance	Security Gate/Entry	HOA Fees/Year	Community Features & Amenities
The Woodlands	2.2	\$56,617	\$135,000	Public	County	No	\$360	Mountain Views, Hiking & Biking
Paa Ko	2.35	\$90,189	\$175,000	Public	County	No	\$1,090	Some Views, Clubhouse, Golf, Tennis, Pool, Hiking & Biking
San Pedro Creek & Overlook	5.35	\$26,417	\$162,500	Well & Septic*	Private	Yes**	\$2,700	Mountain Views, Hiking & Biking
Eagle Crest Estates	2.56	\$23,849	\$65,000	Well & Septic*	Private	Yes**	\$1,200	Some Views, Hiking & Biking
Nature Pointe	2	\$65,765	\$129,000	Public Water & Septic	Private	Yes**	\$2,100	Mountain Views, Clubhouse, Tennis, Raquet, Pool, Hiking & Biking

*Average cost for Well & Septic installation = \$60,000

**Security Gate precludes County-maintenance of roads; thereby increasing annual HOA dues