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CMA 1 - Line

Prepared By: Meredith Amon

Listings as of 05/18/18 at 2:19 pm

Property Type is 'Residential' Status is one of 'Active', 'Pending' Status is 'Sold' Status Contractual Search Date is 05/18/2018 to 11/19/2017
 Complex Subdiv is 'RANCH AT EAGLES NEST', 'HOMESTEAD AT THREE PEAKS SUB', 'OSPREY RESERVE SUB', 'FOX VALLEY RANCH AT THREE PEAKS SUB', 'DUPLEXES AT THE RANCH', 'EAGLES NEST SUB', 'EAGLES NEST GOLF COURSE SUB', 'FOX VALLEY AT THE RAVEN'

Residential

Active Properties

MLS #	Address	Unit #	# Bd	# Bth	Gar	Furn	Cmplx/Subdiv	Yr Blt	Liv Ar	SF	LP/SqFt	List Price	DOM
S1008087	2934 Osprey LANE		3	3/0/0	2CARGA	Mostly	OSPREY RESERVE	2004	2,354		\$350.47	\$825,000	76
S1008150	115 Middle Park COURT		4	2/2/1	2CARGA	Partial	EAGLES NEST GOLF	2001	3,924		\$382.24	\$1,499,900	69
S1008064	580 Two Cabins DRIVE		5	2/2/1	2CARGA	Partial	EAGLES NEST GOLF	2005	3,950		\$443.04	\$1,750,000	77
S1007660	200 Middle Park COURT		4	4/0/1	3CARGA	Mostly	EAGLES NEST GOLF	2001	4,913		\$394.87	\$1,940,000	118
S1006732	321 TWO CABINS DRIVE		3	1/2/1	2CARGA	Mostly	EAGLES NEST GOLF	2006	5,120		\$419.73	\$2,149,000	231

# LISTINGS:	5	Medians:	2004	3,950	\$394.87	\$1,750,000	77
		Minimums:	2001	2,354	\$350.47	\$825,000	69
		Maximums:	2006	5,120	\$443.04	\$2,149,000	231
		Averages:	2003	4,052	\$398.07	\$1,632,780	114

Pending Properties

MLS #	Address	Unit #	# Bd	# Bth	Gar	Furn	Cmplx/Subdiv	Yr Blt	Liv Ar	SF	LP/SqFt	List Price	DOM
S1008236	411 Kestrel LANE		3	2/0/0	2CARGA	Full	RANCH AT EAGLES	2000	2,265		\$374.83	\$849,000	31
S1008897	1743 Falcon DRIVE		4	1/1/1	2CARGA	Unfurni:	EAGLES NEST SUB	2001	3,869		\$297.23	\$1,150,000	5
S1008443	128 Talon CIRCLE		4	2/1/1	2CARGA	Full	FOX VALLEY RANCH	2006	3,317		\$360.27	\$1,195,000	3
S1005213	185 Easy Bend TRAIL		4	3/2/0	2CARGA	Unfurni:	EAGLES NEST GOLF	2004	3,832		\$378.13	\$1,449,000	289
S1006899	2830 Hunters Knob ROAD		4	3/0/1	2CARGA	Mostly	EAGLES NEST GOLF	2006	3,420		\$452.92	\$1,549,000	225
S1008166	1790 Golden Eagle ROAD		5	2/2/1	2CARGA	Partial	EAGLES NEST GOLF	2015	3,938		\$425.34	\$1,675,000	8


# LISTINGS:	6	Medians:	2005	3,626	\$376.48	\$1,322,000	20
		Minimums:	2000	2,265	\$297.23	\$849,000	3
		Maximums:	2015	3,938	\$452.92	\$1,675,000	289
		Averages:	2005	3,440	\$381.45	\$1,311,167	94

Sold Properties

MLS #	Address	Unit #	# Bd	# Bth	Gar	Furn	Cmplx/Subdiv	Yr Blt	Liv Ar	SF	LP/SqFt	List Price	Sold Price	SP/Sqft	Sold Date	SP%LP	DOM
S1007578	341 Black Hawk CIRCLE		3	2/2/0	2CARGA	Unfurni:	EAGLES NEST SUB	1995	2,123		\$338.20	\$718,000	\$709,000	\$333.96	03/22/2018	98.75	2
S1007835	305 Kestrel LANE		4	2/2/1	2CARGA	Full	DUPLEXES AT THE F	1997	2,238		\$343.61	\$769,000	\$759,000	\$339.14	05/11/2018	98.70	48
S1005307	344 Black Hawk CIRCLE		3	4/0/1	2CARGA	Full	EAGLES NEST SUB	1997	3,104		\$256.77	\$797,000	\$775,000	\$249.68	04/02/2018	97.24	238
S1007970	3001 Homestead LANE		4	2/2/0	2CARGA	Unfurni:	HOMESTEAD AT THF	2003	2,201		\$453.43	\$998,000	\$960,000	\$436.17	04/16/2018	96.19	20

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Residential

Sold Properties

MLS #	Address	Unit #	# Bd	# Bth	Gar	Furn	Cmplx/Subdiv	Yr Blt	Liv Ar	SF	LP/SqFt	List Price	Sold Price	SP/Sqft	Sold Date	SP%LP	DOM
S1006649	313 Red Hawk CIRCLE		4	4/0/1	2CARGAF	Mostly	EAGLES NEST SUB	1997	3,836		\$278.42	\$1,068,000	\$1,044,000	\$272.16	03/29/2018	97.75	186
S1006929	309 Red Hawk CIRCLE		6	5/0/0	3CARGAF	Mostly	EAGLES NEST SUB	1995	4,446		\$238.42	\$1,060,000	\$1,050,000	\$236.17	12/15/2017	99.06	49
S1005314	126 Talon CIRCLE		3	2/1/1	2CARGAF	Full	FOX VALLEY RANCH	2006	3,282		\$334.25	\$1,097,000	\$1,075,000	\$327.54	05/14/2018	97.99	286
S1007537	1793 Falcon DRIVE		4	3/0/0	2CARGAF	Full	EAGLES NEST SUB	2001	3,295		\$333.54	\$1,099,000	\$1,079,000	\$327.47	03/08/2018	98.18	24
S1004246	225 EASY BEND TRAIL		4	3/0/1	ATTACHE	Mostly	EAGLES NEST GOLF	2006	2,960		\$403.72	\$1,195,000	\$1,120,000	\$378.38	04/05/2018	93.72	329
S1007302	112 Talon CIRCLE		3	2/1/1	2CARGAF	Unfurni	FOX VALLEY RANCH	2007	3,272		\$363.69	\$1,190,000	\$1,155,000	\$353.00	05/16/2018	97.06	95
S1005141	1245 GOLDEN EAGLE RC		4	4/0/1	3CARGAF	Partial	EAGLES NEST GOLF	2001	4,600		\$280.22	\$1,289,000	\$1,234,000	\$268.26	01/24/2018	95.73	73
S1007127	106 Talon CIRCLE		4	2/2/1	2CARGAF	Partial	FOX VALLEY RANCH	2016	3,375		\$384.89	\$1,299,000	\$1,250,000	\$370.37	01/17/2018	96.23	52
S1006779	2870 Hunters Knob ROAD		5	3/1/1	2CARGAF	Partial	EAGLES NEST GOLF	2005	4,057		\$365.79	\$1,484,000	\$1,470,000	\$362.34	03/26/2018	99.06	134
S1006505	2140 Hunters Knob ROAD		4	3/1/1	2CARGAF	Partial	EAGLES NEST GOLF	2004	4,480		\$424.11	\$1,900,000	\$1,825,000	\$407.37	12/19/2017	96.05	64
S1005054	2200 Golden Eagle ROAD		4	0/4/1	3CARGAF	Mostly	EAGLES NEST GOLF	2008	4,548		\$431.84	\$1,964,000	\$1,900,000	\$417.77	12/18/2017	96.74	158
S1006215	2570 Hunters Knob ROAD		5	3/2/2	3CARGAF	Mostly	EAGLES NEST GOLF	2007	5,936		\$437.50	\$2,597,000	\$2,450,000	\$412.74	05/03/2018	94.34	222
# LISTINGS:	16	Medians:						2004	3,335		\$353.65	\$1,144,500	\$1,099,500	\$346.07		97.15	84
		Minimums:						1995	2,123		\$238.42	\$718,000	\$709,000	\$236.17		93.72	2
		Maximums:						2016	5,936		\$453.43	\$2,597,000	\$2,450,000	\$436.17		99.06	329
		Averages:						2003	3,610		\$354.28	\$1,282,750	\$1,240,938	\$343.28		97.05	124

Quick Statistics (27 Listings Total)				
	Min	Max	Average	Median
List Price	\$718,000	\$2,597,000	\$1,353,885	\$1,195,000
Sold Price	\$709,000	\$2,450,000	\$1,240,938	\$1,099,500

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