

Meredith Amon
 LIV Sotheby's International Realty
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CMA 1 - Line

Prepared By: Meredith Amon

Listings as of 04/18/22 at 7:10 am

Property Type is 'Residential' Status is one of 'Active', 'Pending' Status is 'Sold' Status Contractual Search Date is 04/18/2022 to 01/18/2022 Area is 'Copper Mountain'

Residential

Active Properties

| MLS # | Address | Unit # | # Bd | # Bth | Gar | Furn | Cmplx/Subdiv | Yr Blt | Liv Ar | SF | LP/SqFt | List Price | DOM |
|----------|-----------------------------|--------|------|-------|---------|----------|------------------|--------|--------|----|------------|-------------|-----|
| S1032431 | 189 Ten Mile CIRCLE #362362 | | 1 | 1/0/0 | UNDRGR | Mostly | VILLAGE SQUARE C | 1982 | 556 | | \$645.68 | \$359,000 | 45 |
| S1033692 | 189 Ten Mile CIRCLE #63631 | | 2 | 3/0/0 | UNASSIG | Full | VILLAGE SQUARE C | 1982 | 1,192 | | \$792.79 | \$945,000 | 17 |
| S1033906 | 158 Ten Mile CIRCLE #82820 | | 3 | 3/0/0 | 1CARASS | Mostly | COPPER INN COND | 1975 | 1,360 | | \$808.82 | \$1,100,000 | 3 |
| S1033844 | 214 10 mile CIRCLE #404 404 | | 3 | 1/1/1 | 1CARASS | Unfurni: | COPPER JUNCTION | 1973 | 1,400 | | \$1,070.00 | \$1,498,000 | 9 |
| S1033738 | 88 Masters DRIVE | | 5 | 5/0/1 | 2CARGAF | Mostly | MASTERS AT COPPE | 1995 | 4,038 | | \$842.00 | \$3,400,000 | 11 |
| S1032023 | 30 County Road 1200 | | 7 | 7/0/2 | 2CARGAF | Unfurni: | LEWIS RANCH AT C | 2022 | 7,500 | | \$730.00 | \$5,475,000 | 88 |

| | | | | | | | |
|--------------------|----------|------------------|------|-------|-----------|-------------|----|
| # LISTINGS: | 6 | Medians: | 1982 | 1,380 | \$800.81 | \$1,299,000 | 14 |
| | | Minimums: | 1973 | 556 | \$645.68 | \$359,000 | 3 |
| | | Maximums: | 2022 | 7,500 | \$1070.00 | \$5,475,000 | 88 |
| | | Averages: | 1988 | 2,674 | \$814.88 | \$2,129,500 | 29 |

Pending Properties

| MLS # | Address | Unit # | # Bd | # Bth | Gar | Furn | Cmplx/Subdiv | Yr Blt | Liv Ar | SF | LP/SqFt | List Price | DOM |
|----------|-------------------------------|--------|------|-------|---------|----------|------------------|--------|--------|----|------------|-------------|-----|
| S1028929 | 154 Wheeler PLACE #102 102 | | 1 | 1/0/0 | SURFACE | Partial | FOXPINE INN COND | 1980 | 726 | | \$430.44 | \$312,500 | 278 |
| S1032001 | 168 Ten Mile Circle CIRCL 193 | | 1 | 1/0/0 | 1CARGAF | Unfurni: | SPRUCE LODGE CO | 1982 | 749 | | \$479.31 | \$359,000 | 70 |
| S1032659 | 45 Beeler PLACE #304 304 | | 0 | 1/0/0 | UNASSIG | Full | TELEMARK LODGE (| 1984 | 492 | | \$973.58 | \$479,000 | 2 |
| S1032554 | 184 Copper CIRCLE #301 301 | | 0 | 1/0/0 | UNASSIG | Full | COPPER ONE LODG | 1999 | 456 | | \$1,184.21 | \$540,000 | 4 |
| S1032197 | 760 Copper ROAD #E107 E107 | | 2 | 2/0/0 | 1CARASS | Full | SNOWBRIDGE SQU/ | 1973 | 1,063 | | \$629.35 | \$669,000 | 0 |
| S1032573 | 189 Ten Mile CIRCLE #73735 | | 2 | 3/0/0 | ABOVEGI | Full | VILLAGE SQUARE C | 1982 | 1,581 | | \$600.89 | \$950,000 | 16 |
| S1033744 | 184 Copper CIRCLE #404 404 | | 2 | 2/0/0 | UNASSIG | Full | COPPER ONE LODG | 1999 | 774 | | \$1,253.23 | \$970,000 | 2 |
| S1033837 | 172 Copper CIRCLE #306 306 | | 2 | 2/0/0 | UNASSIG | Full | TAYLORS CROSSIN | 1999 | 865 | | \$1,127.17 | \$975,000 | 5 |
| S1032437 | 164 Copper CIRCLE #307 307 | | 2 | 2/0/0 | UNASSIG | Full | TUCKER MOUNTAIN | 1999 | 981 | | \$1,121.30 | \$1,100,000 | 3 |
| S1032033 | 104 Wheeler PLACE #405 405 | | 3 | 2/0/0 | 1CARASS | Mostly | SNOWFLAKE COND | 1973 | 1,404 | | \$801.28 | \$1,125,000 | 1 |

| | | | | | | | |
|--------------------|-----------|------------------|------|-------|-----------|-------------|-----|
| # LISTINGS: | 10 | Medians: | 1983 | 820 | \$887.43 | \$809,500 | 4 |
| | | Minimums: | 1973 | 456 | \$430.44 | \$312,500 | 0 |
| | | Maximums: | 1999 | 1,581 | \$1253.23 | \$1,125,000 | 278 |
| | | Averages: | 1987 | 909 | \$860.08 | \$747,950 | 38 |

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 |
|----------|-----------------------------|--------|------|-------|---------|----------|-----------------|--------|--------|----|----------|------------|------------|----------|------------|--------|-----|
| S1032514 | 82 Wheeler CIRCLE #115C115C | | 0 | 1/0/0 | UNASSIG | Unfurni: | GREENS AT COPPE | 1985 | 440 | | \$815.91 | \$359,000 | \$359,000 | \$815.91 | 04/08/2022 | 100.00 | 2 |

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This is a broker price opinion or comparative market analysis and should not be considered an appraisal. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.



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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 |
|----------|--------------------------------|--------|------|-------|-----|--------------|------------------|--------|--------|----|------------|-------------|-------------|------------|------------|--------|-----|
| S1031648 | 45 Beeler PLACE #2405 | 2405 | 0 | 1/0/0 | | SURFACEFull | TELEMARK LODGE (| 1984 | 494 | | \$906.88 | \$448,000 | \$415,000 | \$840.08 | 01/27/2022 | 92.63 | 34 |
| S1032626 | 45 Beeler PLACE #2305 | 2305 | 0 | 1/0/0 | | UNASSIGFull | TELEMARK LODGE (| 1984 | 489 | | \$1,020.45 | \$499,000 | \$485,000 | \$991.82 | 04/15/2022 | 97.19 | 0 |
| S1031993 | 189 Ten Mile CIRCLE #34#348 | | 1 | 1/0/0 | | UNDRGRFull | VILLAGE SQUARE C | 1982 | 782 | | \$735.29 | \$575,000 | \$570,000 | \$728.90 | 03/16/2022 | 99.13 | 12 |
| S1032059 | 105 Wheeler CIRCLE #20#205 | | 1 | 1/0/0 | | UNASSIGFull | COPPER SPRINGS L | 1998 | 516 | | \$1,027.13 | \$530,000 | \$576,000 | \$1,116.28 | 03/03/2022 | 108.68 | 1 |
| S1032071 | 910 Copper ROAD #621 | 621 | 1 | 1/0/0 | | UNASSIGFull | PASSAGE POINT | 2000 | 591 | | \$939.09 | \$555,000 | \$590,000 | \$998.31 | 02/22/2022 | 106.31 | 1 |
| S1032475 | 910 Copper ROAD #521 | 521 | 1 | 1/0/0 | | UNDRGRFull | PASSAGE POINT | 2000 | 591 | | \$989.85 | \$585,000 | \$600,000 | \$1,015.23 | 03/24/2022 | 102.56 | 1 |
| S1032572 | 910 Copper ROAD #225 | 225 | 1 | 1/0/0 | | UNDRGRFull | PASSAGE POINT | 2000 | 591 | | \$1,032.15 | \$610,000 | \$610,000 | \$1,032.15 | 03/15/2022 | 100.00 | 0 |
| S1032649 | 164 Copper CIRCLE #502 | 502 | 1 | 1/0/0 | | UNASSIGFull | TUCKER MOUNTAIN | 1999 | 662 | | \$941.09 | \$623,000 | \$623,000 | \$941.09 | 04/06/2022 | 100.00 | 0 |
| S1031987 | 800 Copper ROAD #408 | 408 | 1 | 1/0/0 | | SURFACEFull | WEST LAKE LODGE | 1980 | 811 | | \$893.96 | \$725,000 | \$725,000 | \$893.96 | 03/14/2022 | 100.00 | 11 |
| S1032074 | 104 Wheeler PLACE #209 | 209 | 1 | 2/0/0 | 1 | CARASSMostly | SNOWFLAKE CONDI | 1973 | 826 | | \$877.72 | \$725,000 | \$725,000 | \$877.72 | 01/31/2022 | 100.00 | 0 |
| S1032461 | 78 Guller ROAD #303 | 303 | 2 | 2/0/0 | 1 | CARASSFull | TIMBER CREEK CON | 1973 | 915 | | \$763.93 | \$699,000 | \$725,000 | \$792.35 | 04/01/2022 | 103.72 | 2 |
| S1032526 | 760 Copper ROAD #E102 | E102 | 2 | 2/0/0 | 1 | CARASSFull | SNOWBRIDGE SQU/ | 1973 | 1,063 | | \$704.61 | \$749,000 | \$749,000 | \$704.61 | 04/15/2022 | 100.00 | 1 |
| S1031882 | 105 Wheeler CIRCLE #40#401 | | 2 | 2/0/0 | | UNASSIGFull | COPPER SPRINGS L | 1998 | 767 | | \$1,010.43 | \$775,000 | \$775,000 | \$1,010.43 | 02/11/2022 | 100.00 | 0 |
| S1031817 | 164 Copper CIRCLE #425/425/425 | | 2 | 2/0/0 | | UNASSIGFull | TUCKER MOUNTAIN | 1999 | 849 | | \$1,011.78 | \$859,000 | \$870,000 | \$1,024.73 | 01/27/2022 | 101.28 | 1 |
| S1031895 | 800 Copper ROAD #104 | 104 | 2 | 3/0/0 | | SURFACEFull | WEST LAKE LODGE | 1980 | 1,358 | | \$659.06 | \$895,000 | \$950,000 | \$699.56 | 02/15/2022 | 106.15 | 2 |
| S1031988 | 800 Copper ROAD #210 | 210 | 2 | 2/0/0 | | UNASSIGFull | WEST LAKE LODGE | 1980 | 1,281 | | \$761.12 | \$975,000 | \$975,000 | \$761.12 | 02/11/2022 | 100.00 | 4 |
| S1032164 | 158 Ten Mile CIRCLE #71 | 710 | 3 | 2/1/0 | 1 | CARASSMostly | COPPER INN CONDI | 1975 | 1,360 | | \$668.38 | \$909,000 | \$980,000 | \$720.59 | 02/28/2022 | 107.81 | 7 |
| S1032238 | 88 Guller #205 | 205 | 3 | 3/0/0 | 1 | CARASSMostly | SUMMIT HOUSE COI | 1972 | 1,604 | | \$716.96 | \$1,150,000 | \$985,000 | \$614.09 | 03/30/2022 | 85.65 | 7 |
| S1032073 | 172 Beeler PLACE #302 | 302 | 3 | 3/0/0 | | SURFACEFull | CIRQUE CONDO | 2002 | 1,910 | | \$678.01 | \$1,295,000 | \$1,200,000 | \$628.27 | 04/14/2022 | 92.66 | 47 |
| S1032471 | 75 Masters DRIVE | | 6 | 4/2/0 | 2 | CARGAFull | MASTERS AT COPPE | 2003 | 4,302 | | \$697.35 | \$3,000,000 | \$3,000,000 | \$697.35 | 03/03/2022 | 100.00 | 1 |
| S1031779 | 957 Beeler PLACE | | 7 | 1/5/1 | 2 | CARGAFMostly | LEWIS RANCH AT C | 2013 | 5,010 | | \$848.30 | \$4,250,000 | \$4,200,000 | \$838.32 | 03/04/2022 | 98.82 | 34 |

| | | | | | | | | | | |
|--------------------|-----------|------------------|------|-------|-----------|-------------|-------------|------------|--------|----|
| # LISTINGS: | 22 | Medians: | 1985 | 819 | \$863.01 | \$725,000 | \$725,000 | \$839.20 | 100.00 | 2 |
| | | Minimums: | 1972 | 440 | \$659.06 | \$359,000 | \$359,000 | \$614.09 | 85.65 | 0 |
| | | Maximums: | 2013 | 5,010 | \$1032.15 | \$4,250,000 | \$4,200,000 | \$1,116.28 | 108.68 | 47 |
| | | Averages: | 1989 | 1,237 | \$849.98 | \$990,455 | \$985,773 | \$851.95 | 100.12 | 8 |

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Listings as of **04/18/22** at **7:10 am**

| Quick Statistics (38 Listings Total) | | | | |
|---|------------|-------------|----------------|---------------|
| | Min | Max | Average | Median |
| List Price | \$312,500 | \$5,475,000 | \$1,106,487 | \$762,000 |
| Sold Price | \$359,000 | \$4,200,000 | \$985,773 | \$725,000 |

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