



Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

Sold Listings

Address	Price	Beds	FB	3/4B	HB	Liv Ar	SF	Yr Blt	Acres	DOM	\$/SqFt	Sold Date
				0								
138 Red Quill LANE	\$850,000	3	2	1	1	2,539		2013	0.16	524	\$334.78	02/25/2015
37 Red Quill LANE	\$920,000	3	3	0	1	2,500		2015	0.06	1	\$368.00	09/30/2015
160 Shores LANE	\$925,000	3	3	0	1	2,500		2015	0.06	1	\$370.00	10/08/2015
59 Red Quill LANE	\$970,000	3	3	0	1	2,500		2015	0.06	443	\$388.00	12/08/2015
178 Shores LANE	\$989,000	3	3	0	1	2,500		2015	0.06	331	\$395.60	11/06/2015
56 Red Quill LANE	\$1,117,066	3	2	1	1	2,499		2015	0.13	18	\$447.01	06/23/2016
259 Shores LANE	\$1,425,000	3	2	0	1	2,330		2015	0.12	707	\$611.59	08/11/2016
275 Shores LANE	\$1,600,000	4	3	0	1	2,669		2015	0.12	418	\$599.48	11/05/2015
Averages:	\$1,099,508	3	3	0	1	2,505		2015	0.10	305	\$439.31	

Median of Comparable Listings:	\$979,500
Average of Comparable Listings:	\$1,099,508

	Low	Median	Average	High	Count
Comparable Price	\$850,000	\$979,500	\$1,099,508	\$1,600,000	8
Adjusted Comparable Price	\$850,000	\$979,500	\$1,099,508	\$1,600,000	8

On Average, the 'Sold' status comparable listings sold in 305 days for \$1,099,508





Minimums and Maximums

This page summarizes key fields of the listings in this analysis.

The listings in this analysis can be summarized as follows:

Listing Price between \$899,000 and \$1,625,000

Selling Price between \$850,000 and \$1,600,000

3 to 4 Bedrooms

2 to 3 Full Bathrooms

0 to 1 Three Quarter Bathroom

1 Half Bathroom

2,330 to 2,669 Square Feet

\$354.08 to \$633.05 per Square Foot

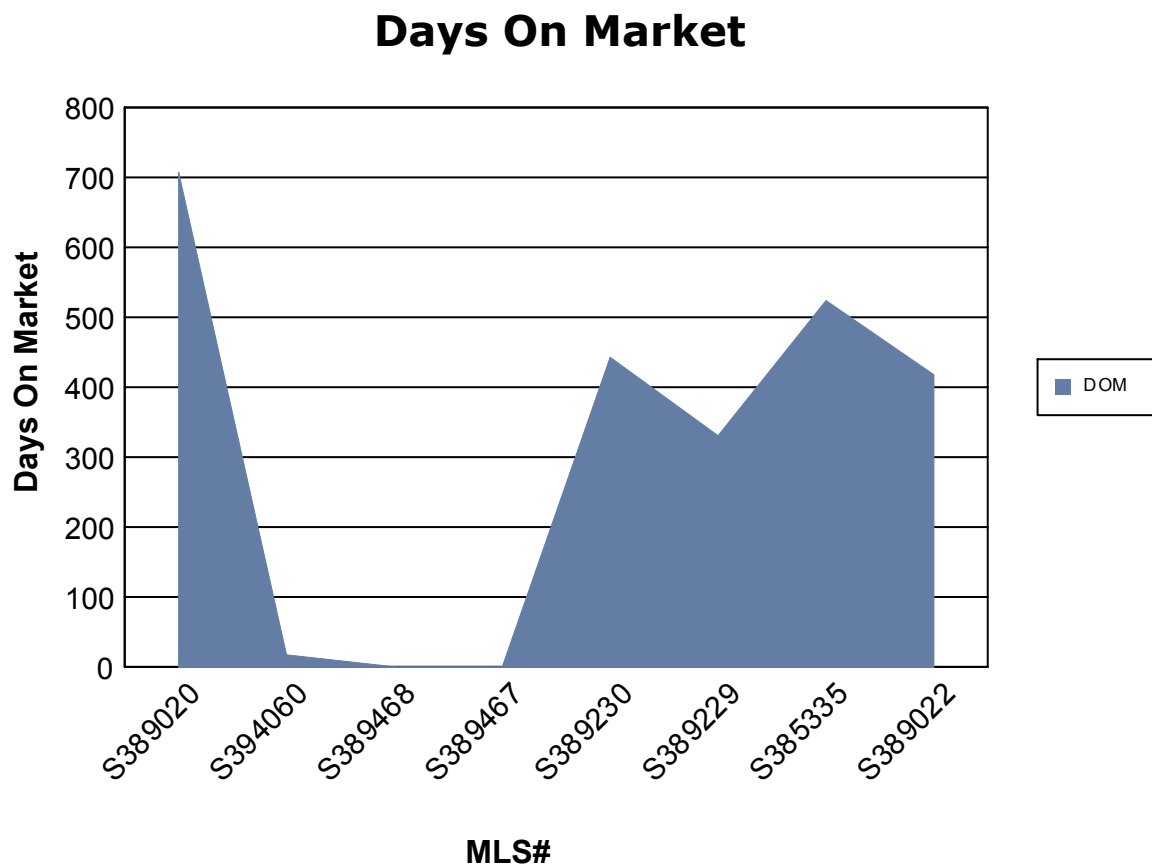
\$334.78 to \$611.59 per Sold Square Foot





Number of Days On Market

This graph illustrates the number of days on market for the listings in this analysis.





List Price and Sale Price

This graph illustrates the list price, along with sale price in Sold listings.



CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties



MLS #:	S385335	Status:	Sold	Sub Type:	Duplex
List Price:	\$899,000	Subd/Cmplx:	SHORES AT THE HIGHLANDS		
Address:	138 Red Quill LANE				
Liv Ar SF:	2,539	Furnished:	Unfurnished	Apx Lot Ac:	0.16
Beds:	3	Sold Price:	\$850,000	Sold Date:	2/25/2015
Full Bths:	2	3/4 Bths:	1	1/2 Bths:	1
Heating:	Natural Gas, Radiant			Grg/Prk:	2 Car Garage

Avail Utilities: Cable Tv, City Sewer, City Water, Electricity, Gas, Phone, Snow Removal

Location: Creek / River, Nordic Ski In/Out **View:** Mountains, Ski Slopes

Brand new product and fantastic new pricing established in the Shores! This luxury riverside neighborhood is the true crossroads to everything Summit County offers including fly fishing on the Blue River, award winning 27 hole Jack Nicklaus Golf Course and direct access to the bike path for road bikers who want to challenge Vail Pass



MLS #:	S389468	Status:	Sold	Sub Type:	Duplex
List Price:	\$920,000	Subd/Cmplx:	SHORES AT THE HIGHLANDS		
Address:	37 Red Quill LANE				
Liv Ar SF:	2,500	Furnished:	Unfurnished	Apx Lot Ac:	0.06
Beds:	3	Sold Price:	\$920,000	Sold Date:	9/30/2015
Full Bths:	3	3/4 Bths:	0	1/2 Bths:	1
Heating:	Natural Gas, Radiant			Grg/Prk:	2 Car Garage

Avail Utilities: Cable Tv, City Sewer, City Water, Electricity, Gas, Phone, Snow Removal

Location: Creek / River, Nordic Ski In/Out **View:** Creek / River, Mountains, Ski Slopes

New Developer Meriwether Companies is introducing new homes at The Shores with direct access to National Forest and Blue River. Enjoy living near everything Summit County has to offer in these newly designed residences with clean transitional interiors to include modern stone finishes, hardwood, granite, stainless steel, refined kitchen and bath designs coupled with exceptional outdoor living.



CMA Pro Report

These pages give a general overview of the selected properties.



MLS #:	S389467	Status:	Sold	Sub Type:	Duplex
List Price:	\$925,000	Subd/Cmplx:	SHORES AT THE HIGHLANDS		
Address:	160 Shores LANE				
Liv Ar SF:	2,500	Furnished:	Unfurnished	Apx Lot Ac:	0.06
Beds:	3	Sold Price:	\$925,000	Sold Date:	10/8/2015
Full Bths:	3	3/4 Bths:	0	1/2 Bths:	1
Heating:	Natural Gas, Radiant			Grg/Prk:	2 Car Garage

Avail Utilities: Cable Tv, City Sewer, City Water, Electricity, Gas, Phone, Snow Removal

Location: Creek / River, Nordic Ski In/Out **View:** Creek / River, Mountains, Ski Slopes

New Developer Meriwether Companies is introducing new homes at The Shores with direct access to National Forest and Blue River. Enjoy living near everything Summit County has to offer in these newly designed residences with clean transitional interiors to include modern stone finishes, hardwood, granite, stainless steel, refined kitchen and bath designs coupled with exceptional outdoor living.



MLS #:	S389230	Status:	Sold	Sub Type:	Duplex
List Price:	\$989,000	Subd/Cmplx:	SHORES AT THE HIGHLANDS		
Address:	59 Red Quill LANE				
Liv Ar SF:	2,500	Furnished:	Unfurnished	Apx Lot Ac:	0.06
Beds:	3	Sold Price:	\$970,000	Sold Date:	12/8/2015
Full Bths:	3	3/4 Bths:	0	1/2 Bths:	1
Heating:	Natural Gas, Radiant			Grg/Prk:	2 Car Garage

Avail Utilities: Cable Tv, City Sewer, City Water, Electricity, Gas, Phone, Snow Removal

Location: Creek / River, Nordic Ski In/Out **View:** Creek / River, Mountains, Ski Slopes

New Developer Meriwether Companies is introducing new homes at The Shores with direct access to National Forest and Blue River. Enjoy living near everything Summit County has to offer in these newly designed residences with clean transitional interiors to include modern stone finishes, hardwood, granite, stainless steel, refined kitchen and bath designs coupled with exceptional outdoor living.



CMA Pro Report

These pages give a general overview of the selected properties.



MLS #:	S389229	Status:	Sold	Sub Type:	Duplex
List Price:	\$989,000	Subd/Cmplx:	SHORES AT THE HIGHLANDS		
Address:	178 Shores LANE				
Liv Ar SF:	2,500	Furnished:	Unfurnished	Apx Lot Ac:	0.06
Beds:	3	Sold Price:	\$989,000	Sold Date:	11/6/2015
Full Bths:	3	3/4 Bths:	0	1/2 Bths:	1
Heating:	Natural Gas, Radiant			Grg/Prk:	2 Car Garage

Avail Utilities: Cable Tv, City Sewer, City Water, Electricity, Gas, Phone, Snow Removal

Location: Creek / River, Nordic Ski In/Out **View:** Creek / River, Mountains, Ski Slopes

New Developer Meriwether Companies is introducing new homes at The Shores with direct access to National Forest and Blue River. Enjoy living near everything Summit County has to offer in these newly designed residences with clean transitional interiors to include modern stone finishes, hardwood, granite, stainless steel, refined kitchen and bath designs coupled with exceptional outdoor living.



MLS #:	S394060	Status:	Sold	Sub Type:	Duplex
List Price:	\$1,095,000	Subd/Cmplx:	SHORES AT THE HIGHLANDS		
Address:	56 Red Quill LANE				
Liv Ar SF:	2,499	Furnished:	Unfurnished	Apx Lot Ac:	0.13
Beds:	3	Sold Price:	\$1,117,066	Sold Date:	6/23/2016
Full Bths:	2	3/4 Bths:	1	1/2 Bths:	1
Heating:	Natural Gas, Radiant			Grg/Prk:	2 Car Garage

Avail Utilities: Cable Tv, City Sewer, City Water, Electricity, Gas, Phone, Snow Removal

Location: Creek / River, Nordic Ski In/Out **View:** Creek / River, Mountains, Ski Slopes

The Shores has new homes with direct access to National Forest and Blue River. Enjoy living near everything Summit County has to offer in these newly designed residences with clean transitional interiors to include modern stone finishes, hardwood, granite, stainless steel, refined kitchen and bath designs coupled with exceptional outdoor living. Completion Fall 2016.



CMA Pro Report

These pages give a general overview of the selected properties.



MLS #:	S389020	Status:	Sold	Sub Type:	Duplex
List Price:	\$1,475,000	Subd/Cmplx:	SHORES AT THE HIGHLANDS		
Address:	259 Shores LANE				
Liv Ar SF:	2,330	Furnished:	Unfurnished	Apx Lot Ac:	0.12
Beds:	3	Sold Price:	\$1,425,000	Sold Date:	8/11/2016
Full Bths:	2	3/4 Bths:	0	1/2 Bths:	1
Heating:	Natural Gas, Radiant			Grg/Prk:	2 Car Garage

Avail Utilities: Cable Tv, City Sewer, City Water, Electricity, Gas, Phone, Snow Removal

Location: Creek / River, Nordic Ski In/Out **View:** Creek / River, Mountains, Ski Slopes

New Developer Meriwether Companies is introducing new riverfront homes at The Shores that front open space and National Forest. Enjoy the sights and sounds of living along the Blue River in these newly designed residences with clean transitional interiors to include modern stone finishes, hardwood, granite, stainless steel, refined kitchen and bath designs coupled with exceptional outdoor living.



MLS #:	S389022	Status:	Sold	Sub Type:	Duplex
List Price:	\$1,625,000	Subd/Cmplx:	SHORES AT THE HIGHLANDS		
Address:	275 Shores LANE				
Liv Ar SF:	2,669	Furnished:	Unfurnished	Apx Lot Ac:	0.12
Beds:	4	Sold Price:	\$1,600,000	Sold Date:	11/5/2015
Full Bths:	3	3/4 Bths:	0	1/2 Bths:	1
Heating:	Natural Gas, Radiant			Grg/Prk:	2 Car Garage

Avail Utilities: Cable Tv, City Sewer, City Water, Electricity, Gas, Phone, Snow Removal

Location: Creek / River, Nordic Ski In/Out **View:** Creek / River, Mountains, Ski Slopes

New Developer Meriwether Companies is introducing new riverfront homes at The Shores that front open space and National Forest. Enjoy the sights and sounds of living along the Blue River in these newly designed residences with clean transitional interiors to include modern stone finishes, hardwood, granite, stainless steel, refined kitchen and bath designs coupled with exceptional outdoor living.



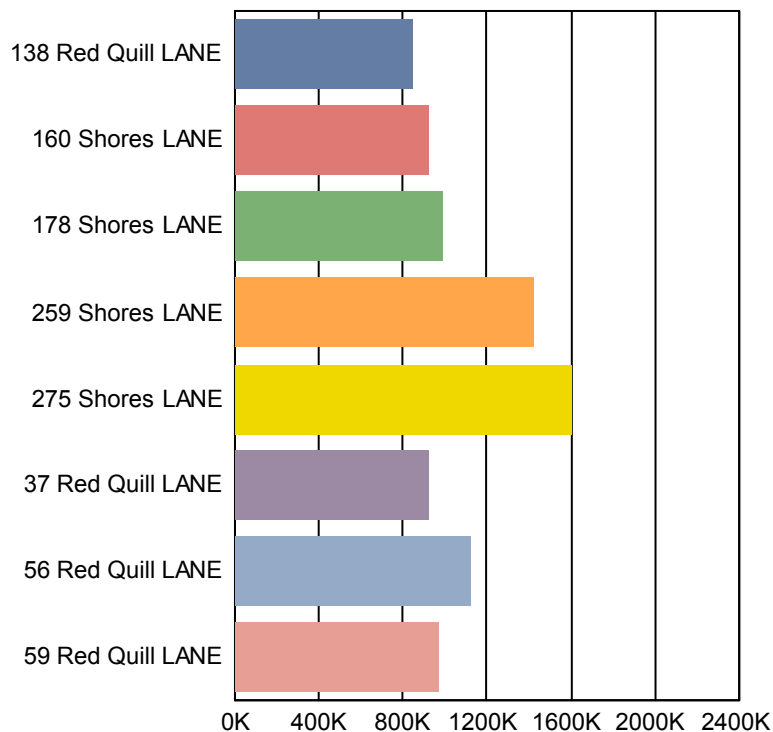


CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

Total # of Listings	8
Lowest Price	\$850,000
Highest Price	\$1,600,000
Average Price	\$1,099,508
Avg. Price/SqFt	\$439.31
Avg DOM	305

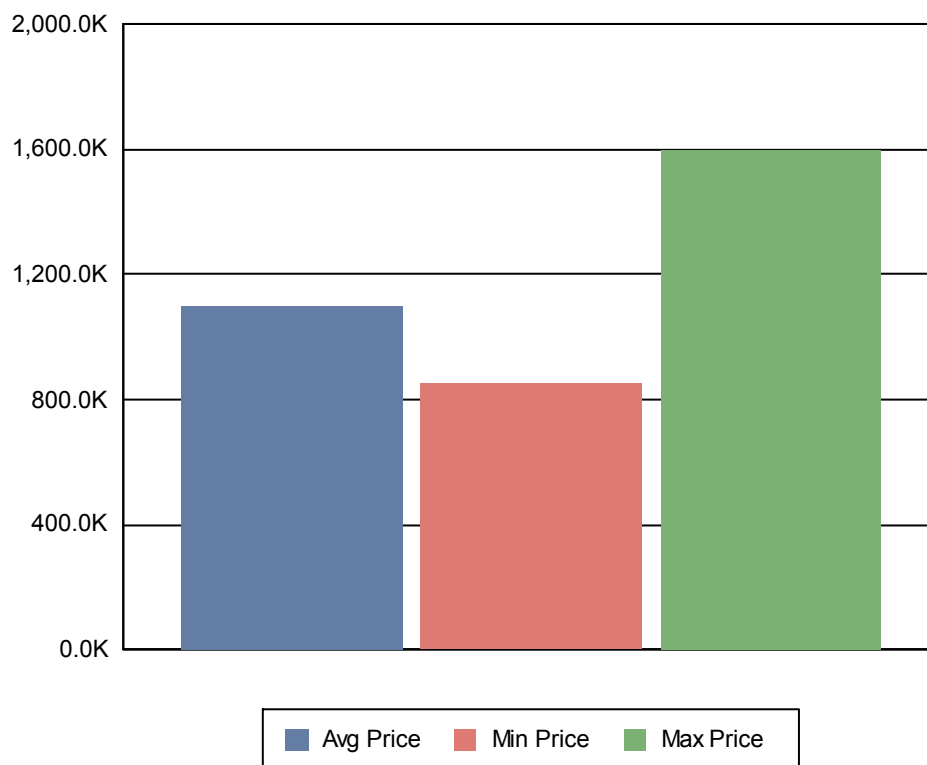




CMA Pro Report

These pages give a general overview of the selected properties.

Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SF
Sold	\$850,000	\$1,600,000	\$1,099,508	\$439.31
Totals / Averages	\$850,000	\$1,600,000	\$1,099,508	\$439.31

Sold Property Analysis

Address	List Price	Closed Price	DOM	%SP/LP	SP/Sqft
138 Red Quill LANE	\$899,000	\$850,000	524	%94.55	\$334.78
37 Red Quill LANE	\$920,000	\$920,000	1	%100.00	\$368.00
160 Shores LANE	\$925,000	\$925,000	1	%100.00	\$370.00
59 Red Quill LANE	\$989,000	\$970,000	443	%98.08	\$388.00
178 Shores LANE	\$989,000	\$989,000	331	%100.00	\$395.60
56 Red Quill LANE	\$1,095,000	\$1,117,066	18	%102.02	\$447.01
259 Shores LANE	\$1,475,000	\$1,425,000	707	%96.61	\$611.59
275 Shores LANE	\$1,625,000	\$1,600,000	418	%98.46	\$599.48
Total Averages	\$1,114,625	\$1,099,508	305	%98.71	\$439.31





Comparative Market Analysis

Monday, December 12, 2016

CMA Pro Report

These pages give a general overview of the selected properties.

Property Summary

S	Street Address	Bds	Bth	Sqft	L Price	S Price	Sold Date	DOM
Sold								
S	138 Red Quill LANE	3	2/1	2,539	\$899,000	\$850,000	02/25/2015	524
S	37 Red Quill LANE	3	3/1	2,500	\$920,000	\$920,000	09/30/2015	1
S	160 Shores LANE	3	3/1	2,500	\$925,000	\$925,000	10/08/2015	1
S	59 Red Quill LANE	3	3/1	2,500	\$989,000	\$970,000	12/08/2015	443
S	178 Shores LANE	3	3/1	2,500	\$989,000	\$989,000	11/06/2015	331
S	56 Red Quill LANE	3	2/1	2,499	\$1,095,000	\$1,117,066	06/23/2016	18
S	259 Shores LANE	3	2/1	2,330	\$1,475,000	\$1,425,000	08/11/2016	707
S	275 Shores LANE	4	3/1	2,669	\$1,625,000	\$1,600,000	11/05/2015	418

