



Summary of Comparable Listings

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

Active Listings

Address	Price	Beds	FB	3/4B	HB	Liv Ar	SF	Yr Blt	Acres	DOM	\$/SqFt	List Date
				0								
16 Fenwick LANE	\$839,680	3	3	0	0	2,048		2017	0.05	0	\$410.00	05/25/2017
36 Fenwick LANE	\$839,680	3	3	0	0	2,048		2017	0.05	0	\$410.00	05/25/2017
567 Fly Line DRIVE	\$881,220	3	3	0	0	2,319		2017	0.06	0	\$380.00	05/25/2017
Averages:	\$853,527	3	3	0	0	2,138		2017	0.05	0	\$400.00	

Pending Listings

Address	Price	Beds	FB	3/4B	HB	Liv Ar	SF	Yr Blt	Acres	DOM	\$/SqFt	Pend Date
				0								
571 Fly Line DRIVE	\$685,520	3	3	0	0	1,804		2017	0.04	0	\$380.00	05/25/2017
642 Fly Line DRIVE	\$1,037,760	3	3	0	0	2,256		2017	0.06	0	\$460.00	05/25/2017
638 Fly Line DRIVE	\$1,288,320	3	3	0	0	2,684		2017	0.08	0	\$480.00	05/25/2017
Averages:	\$1,003,867	3	3	0	0	2,248		2017	0.06	0	\$440.00	

Median of Comparable Listings: **\$860,450**

Average of Comparable Listings: **\$928,697**

	Low	Median	Average	High	Count
Comparable Price	\$685,520	\$860,450	\$928,697	\$1,288,320	6
Adjusted Comparable Price	\$685,520	\$860,450	\$928,697	\$1,288,320	6



Comparative Market Analysis

Thursday, May 25, 2017

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
	16 Fenwick LANE		36 Fenwick LANE	
MLS#	S1005031		S1005033	
Status	Active		Active	
List Price	\$839,680		\$839,680	
Sold Price				
Square ft				
LP/SqFt	\$410.00		\$410.00	
SP/SqFt	\$410.00		\$410.00	
Prop Type	Residential		Residential	
Sub-Type	Duplex		Duplex	
# Bedrooms	3		3	
# Full Baths	3	0	3	0
# 3/4 Baths	0	0	0	0
# 1/2 Baths	0	0	0	0
Year Built	2017	0	2017	0
Liv Area SF	2,048	0	2,048	0
Construction	Wood Frame	0	Wood Frame	0
Roof	Asphalt	0	Asphalt	0
Laundry	Hookups Only	0	Hookups Only	0
Garage	2 Car Garage, Attached	0	2 Car Garage, Attached	0
Acreage	0.05	0	0.05	0
Contract Date	5/25/2017 12:00:00AM		5/25/2017 12:00:00AM	
View	Lake, Mountains	0	Lake, Mountains	0
Heating	Radiant	0	Radiant	0
Water Heating	Common	0	Common	0
Sewer/Septic	Connected to Sewer	0	Connected to Sewer	0
Tax Amount	\$3,904.00	0	\$3,904.00	0

Price	\$839,680	\$839,680
Total Adjustments	\$0	\$0
Adjusted Price	\$839,680	\$839,680

Researched and prepared by Meredith Amon

LIV SOTHEBY'S I.R.

Comparative Market Analysis

Thursday, May 25, 2017

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
MLS#	567 Fly Line DRIVE S1005029		571 Fly Line DRIVE S1005024	
Status	Active		Pending	
List Price	\$881,220		\$685,520	
Sold Price				
Square ft				
LP/SqFt	\$380.00		\$380.00	
SP/SqFt	\$380.00		\$380.00	
Prop Type	Residential		Residential	
Sub-Type	Duplex		Duplex	
# Bedrooms	3		3	
# Full Baths	3	0	3	0
# 3/4 Baths	0	0	0	0
# 1/2 Baths	0	0	0	0
Year Built	2017	0	2017	0
Liv Area SF	2,319	0	1,804	0
Construction	Wood Frame	0	Wood Frame	0
Roof	Asphalt	0	Asphalt	0
Laundry	Hookups Only	0	Hookups Only	0
Garage	2 Car Garage, Attached	0	2 Car Garage, Attached	0
Acreage	0.06	0	0.04	0
Contract Date	5/25/2017 12:00:00AM		5/24/2017 12:00:00AM	
View	Lake, Mountains	0	Lake, Mountains	0
Heating	Radiant	0	Radiant	0
Water Heating	Common	0	Common	0
Sewer/Septic	Connected to Sewer	0	Connected to Sewer	0
Tax Amount	\$4,096.00	0	\$3,187.00	0

Price	\$881,220	\$685,520
Total Adjustments	\$0	\$0
Adjusted Price	\$881,220	\$685,520

Researched and prepared by Meredith Amon

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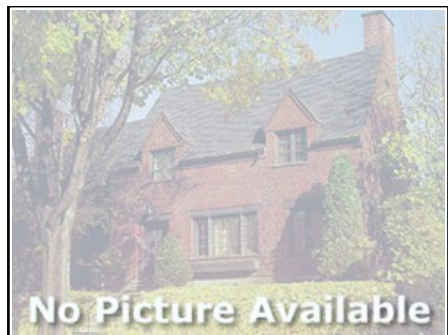


Comparative Market Analysis

Thursday, May 25, 2017

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



Subject Property

Details

Adjust

Details

Adjust

MLS#	642 Fly Line DRIVE		638 Fly Line DRIVE	
Status	S1004975		S1005023	
List Price	Pending		Pending	
Sold Price	\$1,037,760		\$1,288,320	
Square ft				
LP/SqFt	\$460.00		\$480.00	
SP/SqFt	\$460.00		\$480.00	
Prop Type	Residential		Residential	
Sub-Type	Duplex		Duplex	
# Bedrooms	3		3	
# Full Baths	3	0	3	0
# 3/4 Baths	0	0	0	0
# 1/2 Baths	0	0	0	0
Year Built	2017	0	2017	0
Liv Area SF	2,256	0	2,684	0
Construction	Wood Frame	0	Wood Frame	0
Roof	Asphalt	0	Asphalt	0
Laundry	Hookups Only	0	Hookups Only	0
Garage	2 Car Garage, Attached	0	2 Car Garage, Attached	0
Acreage	0.06	0	0.08	0
Contract Date	5/24/2017 12:00:00AM		5/24/2017 12:00:00AM	
View	Lake, Mountains	0	Lake, Mountains	0
Heating	Radiant	0	Radiant	0
Water Heating	Common	0	Common	0
Sewer/Septic	Connected to Sewer	0	Connected to Sewer	0
Tax Amount	\$4,825.00	0	\$5,990.00	0

Price	\$1,037,760	\$1,288,320
Total Adjustments	\$0	\$0
Adjusted Price	\$1,037,760	\$1,288,320

Researched and prepared by **Meredith Amon**

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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 \$685,520 and \$1,288,320

3 Bedrooms

3 Full Bathrooms

0 Three Quarter Bathrooms

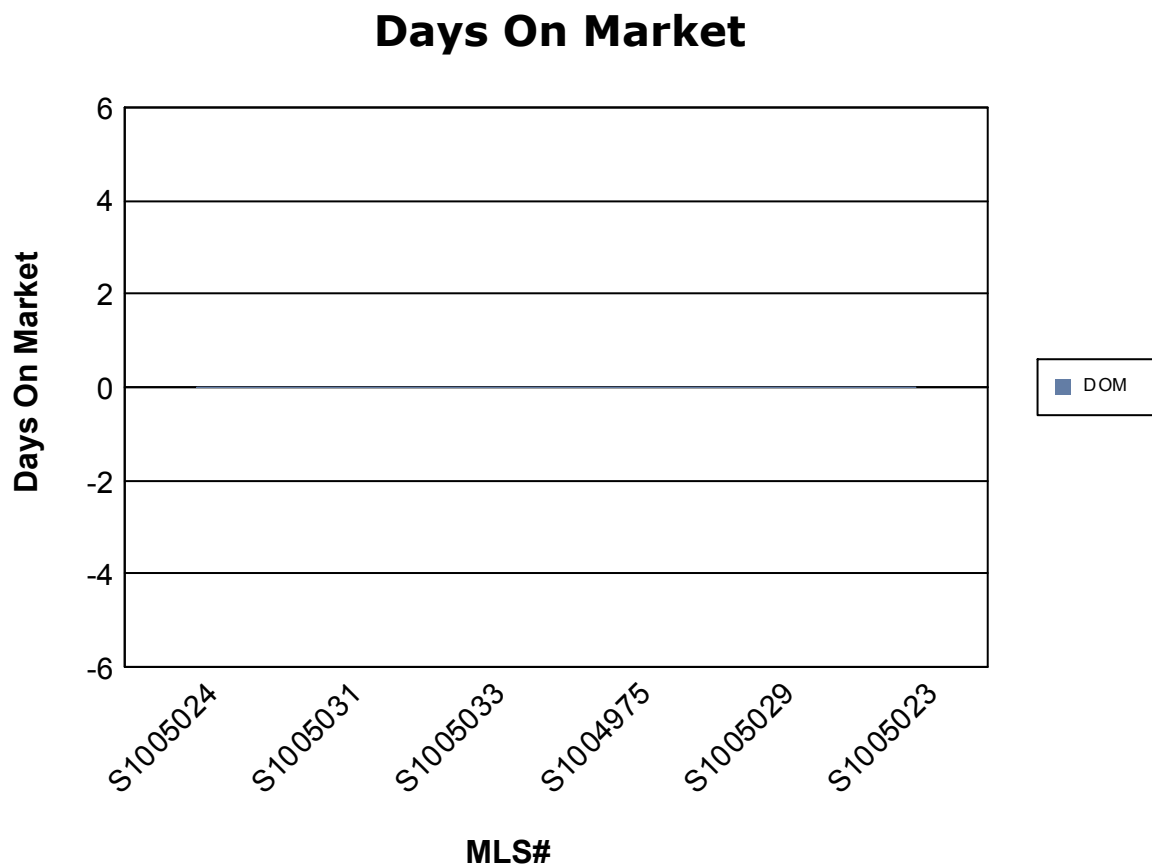
0 Half Bathrooms





Number of Days On Market

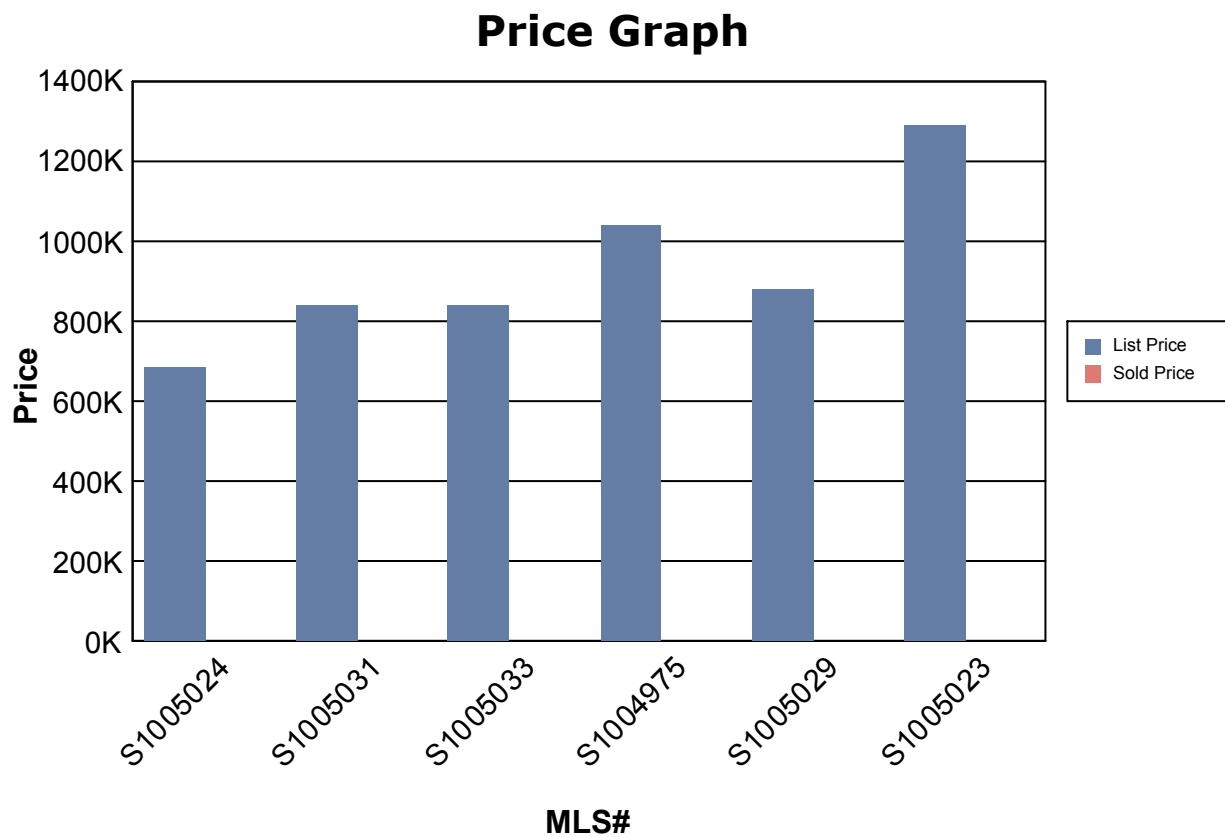
This graph illustrates the number of days on market for the listings in this analysis.





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.

Active Properties



MLS #:	S1005031	Status:	Active	Sub Type:	Duplex
List Price:	\$839,680	Subd/Cmplx:	WATERS AT SILVER TROUT		
Address:	16 Fenwick LANE				
Liv Ar SF:	2,048	Furnished:	Unfurnished	Apx Lot Ac:	0.05
Beds:	3	Sold Price:		Sold Date:	
Full Bths:	3	3/4 Bths:	0	1/2 Bths:	0
Heating:	Radiant			Grg/Prk:	2 Car Garage, Attached

Avail Utilities: City Sewer, City Water

Location: In Town, Lake View, River Front **View:** Lake, Mountains

No place holds more magical appeal than the Waters at Silver Trout- Silverthorne's newest development. Located between two bodies of water & featuring 10 acres of open space! Contemporary mountain modern living walking distance to downtown Silverthorne. Gore Range views paired with spectacular layout, high end finishes, 3 or 4 bed, 3 bath, spacious decks! Main floor master. Private fishing rights. Construction starting this Summer. Get in on the early pricing - these homes won't last long.



MLS #:	S1005033	Status:	Active	Sub Type:	Duplex
List Price:	\$839,680	Subd/Cmplx:	WATERS AT SILVER TROUT		
Address:	36 Fenwick LANE				
Liv Ar SF:	2,048	Furnished:	Unfurnished	Apx Lot Ac:	0.05
Beds:	3	Sold Price:		Sold Date:	
Full Bths:	3	3/4 Bths:	0	1/2 Bths:	0
Heating:	Radiant			Grg/Prk:	2 Car Garage, Attached

Avail Utilities: City Sewer, City Water

Location: In Town, Lake View, River Front **View:** Lake, Mountains

No place holds more magical appeal than the Waters at Silver Trout- Silverthorne's newest development. Located between two bodies of water & featuring 10 acres of open space! Contemporary mountain modern living walking distance to downtown Silverthorne. Gore Range views paired with spectacular layout, high end finishes, 3 or 4 bed, 3 bath, spacious decks! Main floor master. Private fishing rights. Construction starting this Summer. Get in on the early pricing - these homes won't last long.



CMA Pro Report

These pages give a general overview of the selected properties.



MLS #:	S1005029	Status:	Active	Sub Type:	Duplex
List Price:	\$881,220	Subd/Cmplx:	WATERS AT SILVER TROUT		
Address:	567 Fly Line DRIVE				
Liv Ar SF:	2,319	Furnished:	Unfurnished	Apx Lot Ac:	0.06
Beds:	3	Sold Price:		Sold Date:	
Full Bths:	3	3/4 Bths:	0	1/2 Bths:	0
Heating:	Radiant			Grg/Prk:	2 Car Garage, Attached

Avail Utilities: City Sewer, City Water

Location: In Town, Lake View, River Front **View:** Lake, Mountains

No place holds more magical appeal than the Waters at Silver Trout- Silverthorne's newest development. Located between two bodies of water & featuring 10 acres of open space! Contemporary mountain modern living walking distance to downtown Silverthorne. Gore Range views paired with spectacular layout, high end finishes, 3 or 4 bed, 3 bath, spacious decks! Main floor master. Private fishing rights. Construction starting this Summer. Get in on the early pricing - these homes won't last long.



Pending Properties



MLS #:	S1005024	Status:	Pending	Sub Type:	Duplex
List Price:	\$685,520	Subd/Cmplx:	WATERS AT SILVER TROUT		
Address:	571 Fly Line DRIVE				
Liv Ar SF:	1,804	Furnished:	Unfurnished	Apx Lot Ac:	0.04
Beds:	3	Sold Price:		Sold Date:	
Full Bths:	3	3/4 Bths:	0	1/2 Bths:	0
Heating:	Radiant			Grg/Prk:	2 Car Garage, Attached

Avail Utilities: City Sewer, City Water

Location: In Town, Lake View, River Front **View:** Lake, Mountains

If there is truly magic on our planet, then it is contained in water. And no place holds more magical appeal than the Waters at Silver Trout. Located between two bodies of water and featuring 10 acres of open space, this recreational community is centrally located in the heart of the Rockies with easy access to seven ski areas and all of the year round recreational opportunities that Summit County has to offer.



CMA Pro Report

These pages give a general overview of the selected properties.



MLS #:	S1004975	Status:	Pending	Sub Type:	Duplex
List Price:	\$1,037,760	Subd/Cmplx:	WATERS AT SILVER TROUT		
Address:	642 Fly Line DRIVE				
Liv Ar SF:	2,256	Furnished:	Unfurnished	Apx Lot Ac:	0.06
Beds:	3	Sold Price:		Sold Date:	
Full Bths:	3	3/4 Bths:	0	1/2 Bths:	0
Heating:	Radiant			Grg/Prk:	2 Car Garage, Attached

Avail Utilities: City Sewer, City Water

Location: In Town, Lake View, River Front **View:** Lake, Mountains

If there is truly magic on our planet, then it is contained in water. And no place holds more magical appeal than the Waters at Silver Trout. Located between two bodies of water and featuring 10 acres of open space, this recreational community is centrally located in the heart of the Rockies with easy access to seven ski areas and all of the year round recreational opportunities that Summit County has to offer.



MLS #:	S1005023	Status:	Pending	Sub Type:	Duplex
List Price:	\$1,288,320	Subd/Cmplx:	WATERS AT SILVER TROUT		
Address:	638 Fly Line DRIVE				
Liv Ar SF:	2,684	Furnished:	Unfurnished	Apx Lot Ac:	0.08
Beds:	3	Sold Price:		Sold Date:	
Full Bths:	3	3/4 Bths:	0	1/2 Bths:	0
Heating:	Radiant			Grg/Prk:	2 Car Garage, Attached

Avail Utilities: City Sewer, City Water

Location: In Town, Lake View, River Front **View:** Lake, Mountains

If there is truly magic on our planet, then it is contained in water. And no place holds more magical appeal than the Waters at Silver Trout. Located between two bodies of water and featuring 10 acres of open space, this recreational community is centrally located in the heart of the Rockies with easy access to seven ski areas and all of the year round recreational opportunities that Summit County has to offer.



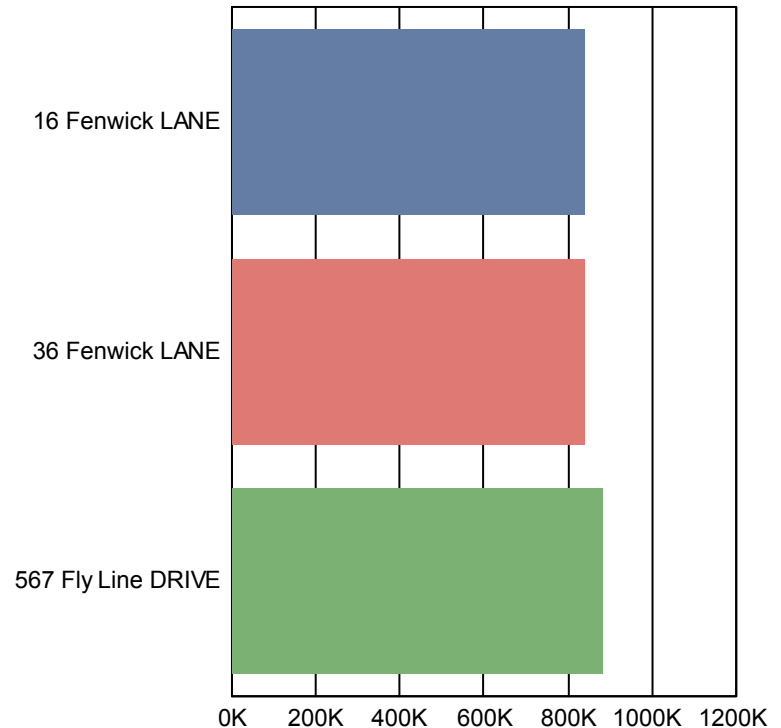


CMA Pro Report

These pages give a general overview of the selected properties.

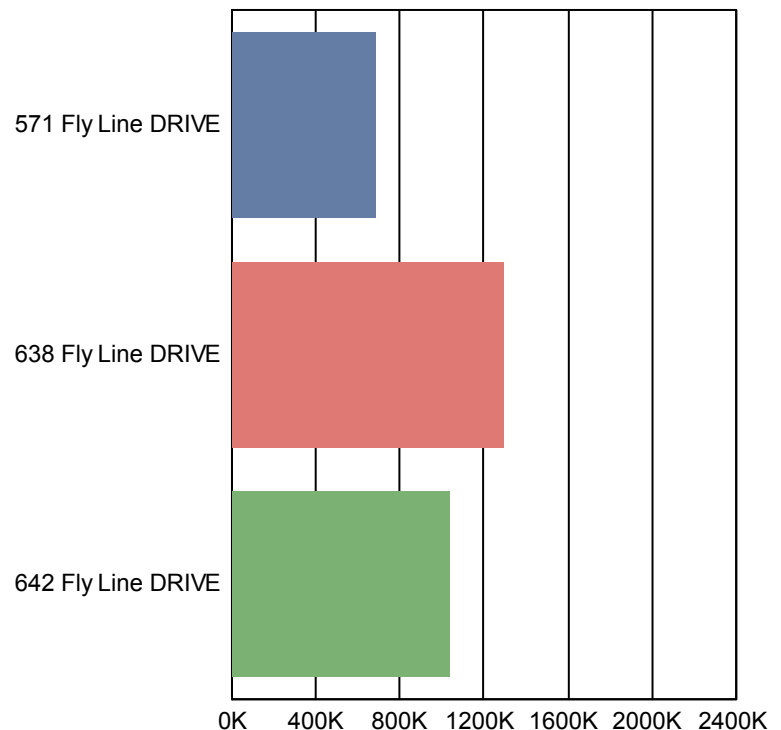
Active Properties

Total # of Listings	3
Lowest Price	\$839,680
Highest Price	\$881,220
Average Price	\$853,527
Avg. Price/SqFt	\$400.00
Avg DOM	0



Pending Properties

Total # of Listings	3
Lowest Price	\$685,520
Highest Price	\$1,288,320
Average Price	\$1,003,867
Avg. Price/SqFt	\$440.00
Avg DOM	0





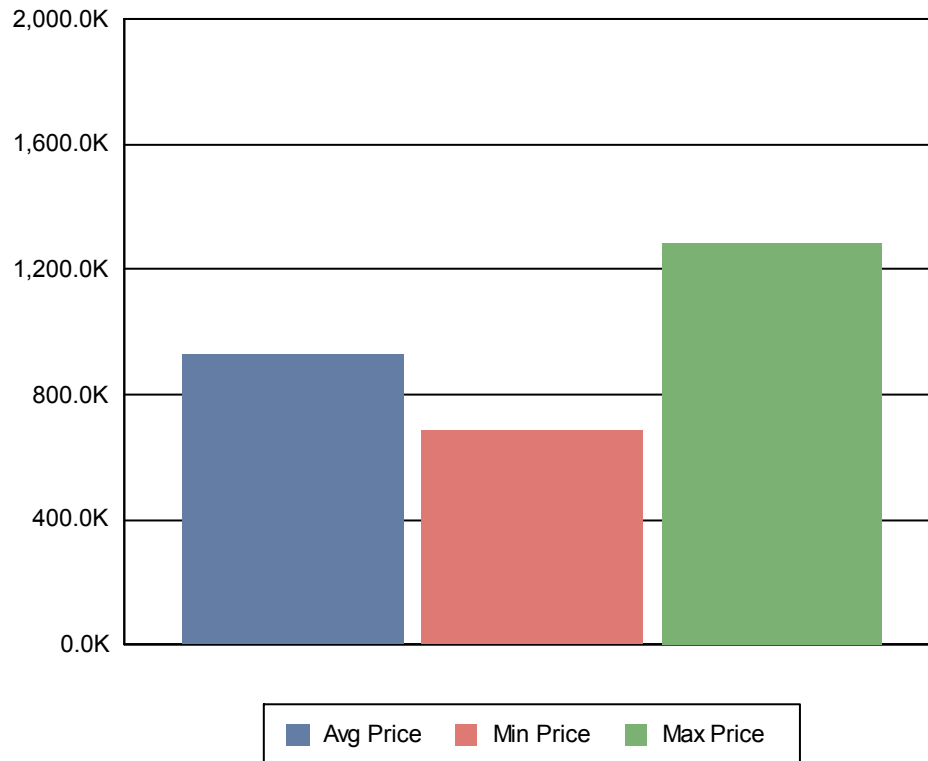
Comparative Market Analysis

Thursday, May 25, 2017

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
Active	\$839,680	\$881,220	\$853,527	\$400.00
Pending	\$685,520	\$1,288,320	\$1,003,867	\$440.00
Totals / Averages	\$685,520	\$1,288,320	\$928,697	\$420.00

Sold Property Analysis

Address	List Price	Closed Price	DOM	%SP/LP	SP/Sqft
Total Averages					

Property Summary

S	Street Address	Bds	Bth	Sqft	L Price	S Price	Sold Date	DOM
Active								
A	16 Fenwick LANE	3	3/0		\$839,680			0
A	36 Fenwick LANE	3	3/0		\$839,680			0

Researched and prepared by Meredith Amon

LIV SOTHEBY'S I.R.





CMA Pro Report

These pages give a general overview of the selected properties.

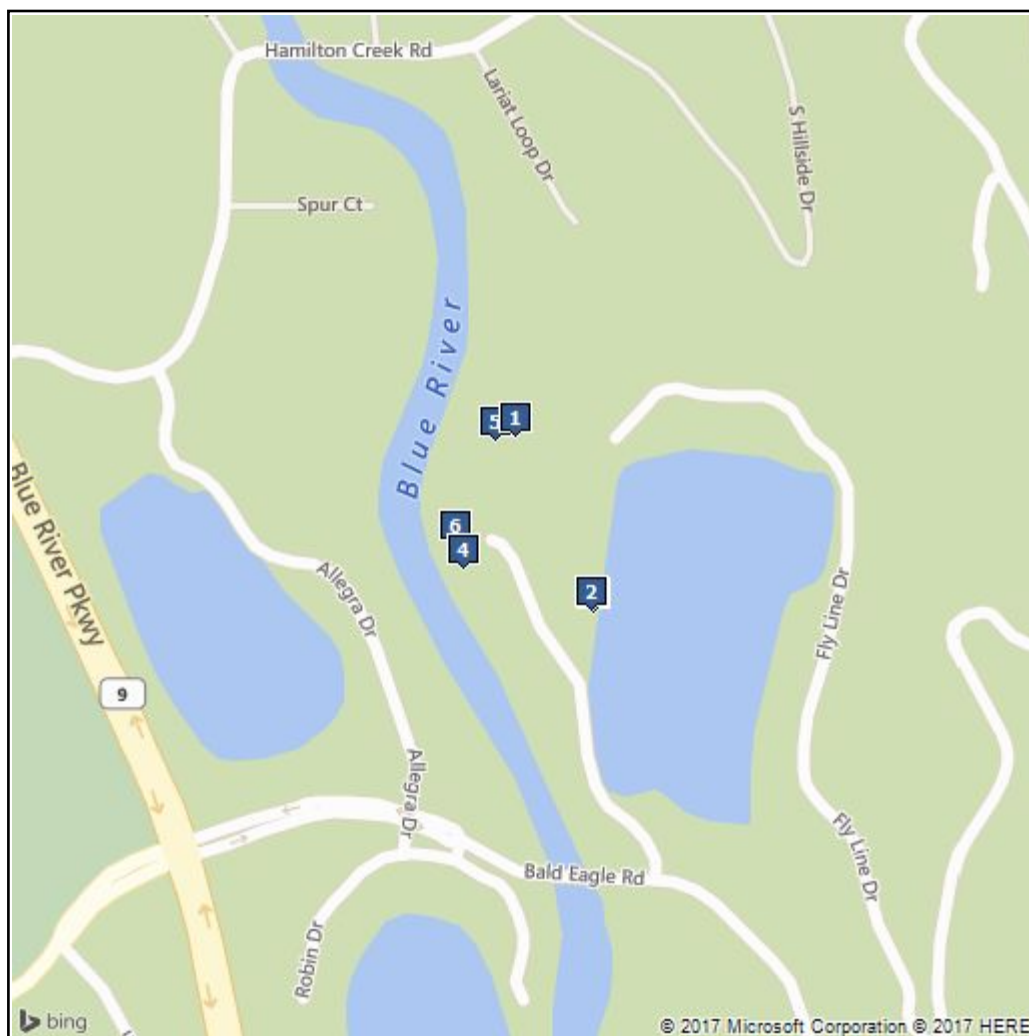
S	Street Address	Bds	Bth	Sqft	L Price	S Price	Sold Date	DOM
A	567 Fly Line DRIVE	3	3/0		\$881,220			0
Pending								
P	571 Fly Line DRIVE	3	3/0		\$685,520			0
P	642 Fly Line DRIVE	3	3/0		\$1,037,760			0
P	638 Fly Line DRIVE	3	3/0		\$1,288,320			0





CMA Map Layout

This page displays the Map for the CMA Subject and your comparables.



- 1 571 Fly Line DR
- 2 16 Fenwick LN
- 3 36 Fenwick LN
- 4 642 Fly Line DR
- 5 567 Fly Line DR
- 6 638 Fly Line DR

