



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								
1015 FOUR OCLOCK ROAD	\$1,975,000	6	1	4	0	4,937		1998	0.83	314	\$400.04	05/28/2010
1010 FOUR OCLOCK ROAD	\$2,650,000	5	3	2	1	5,156		1998	0.92	109	\$513.96	10/31/2014
1040 Four O clock ROAD	\$3,100,000	4	4	1	1	5,927		1998	0.52	109	\$523.03	05/29/2007
1065 FOUR OCLOCK ROAD	\$3,300,000	5	4	1	2	7,123		2005	0.76	90	\$463.29	04/23/2009
1055 FOUR OCLOCK ROAD	\$3,400,000	5	5	1	1	6,512		1998	0.86	234	\$522.11	06/12/2007
1060 FOUR OCLOCK ROAD	\$3,902,277	6	4	2	2	6,958		1999	0.51	521	\$560.83	12/26/2012
Averages:	\$3,054,546	5	4	2	1	6,102		1999	0.73	230	\$497.21	

Median of Comparable Listings: **\$3,200,000**

Average of Comparable Listings: **\$3,054,546**

	Low	Median	Average	High	Count
Comparable Price	\$1,975,000	\$3,200,000	\$3,054,546	\$3,902,277	6
Adjusted Comparable Price	\$1,975,000	\$3,200,000	\$3,054,546	\$3,902,277	6

On Average, the 'Sold' status comparable listings sold in 230 days for \$3,054,546





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 \$2,395,000 and \$5,500,000

Selling Price between \$1,975,000 and \$3,902,277

4 to 6 Bedrooms

1 to 5 Full Bathrooms

1 to 4 Three Quarter Bathrooms

0 to 2 Half Bathrooms

4,937 to 7,123 Square Feet

\$485.11 to \$790.46 per Square Foot

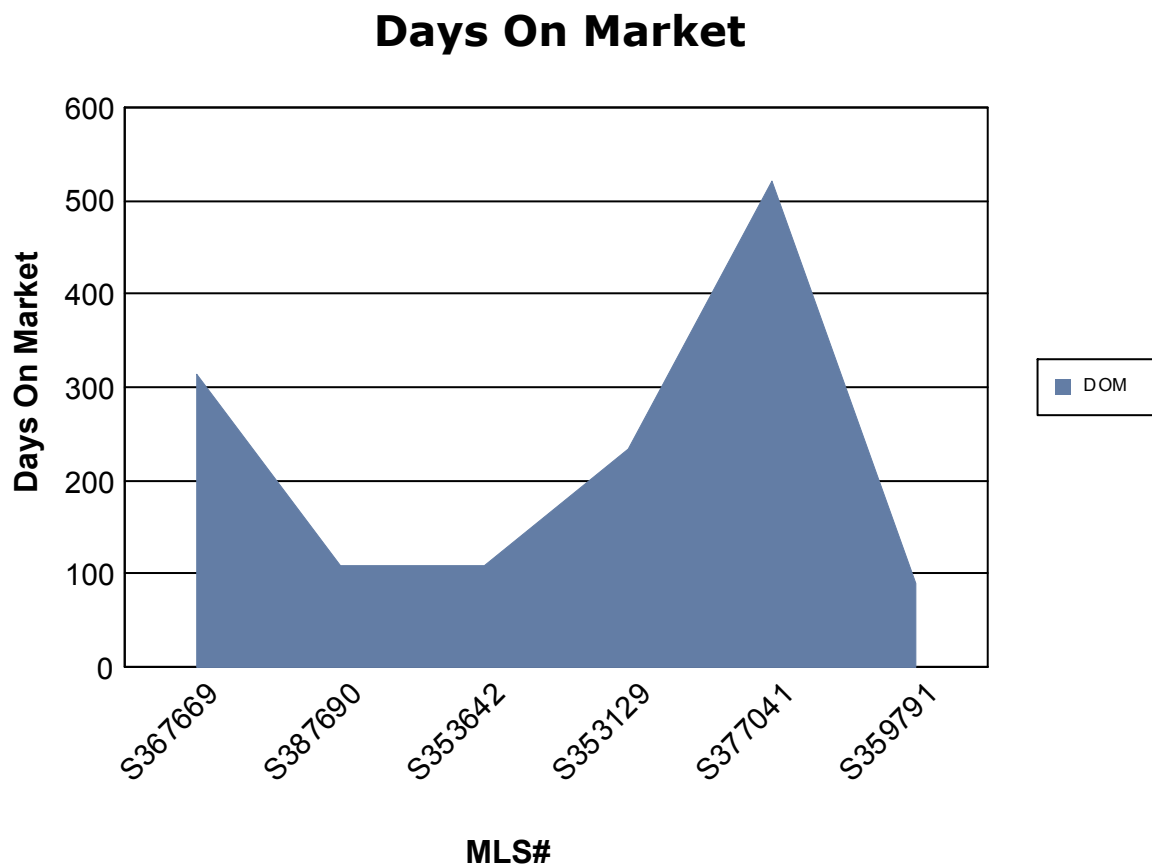
\$400.04 to \$560.83 per Sold Square Foot





Number of Days On Market

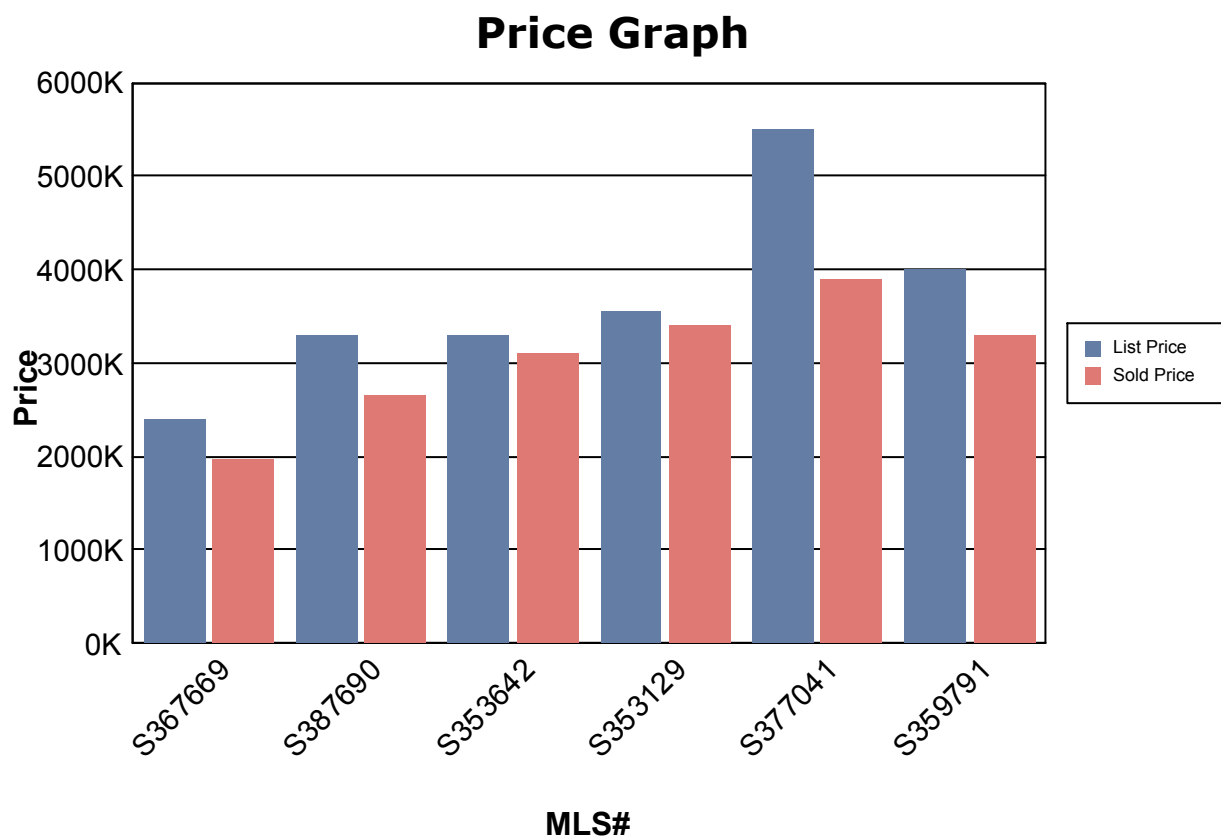
This graph illustrates the number of days on market for the listings in this analysis.





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 #:	S367669	Status:	Sold	Sub Type:	Single Family
List Price:	\$2,395,000	Subd/Cmplx:	TRAPPERS GLEN SUB		
Address:	1015 FOUR OCLOCK ROAD				
Liv Ar SF:	4,937	Furnished:	Full	Apx Lot Ac:	0.83
Beds:	6	Sold Price:	\$1,975,000	Sold Date:	5/28/2010
Full Bths:	1	3/4 Bths:	4	1/2 Bths:	0
Heating:	Natural Gas, Radiant			Grg/Prk:	3 Car Garage

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

Location: Adjacent to Natl Forest, Alpine Ski In **View:** Mountains, Ski Slopes, South Facing, Woods

Exceptional Ski in/Ski out location, in one of Breckenridge's most exclusive subdivisions. Steps away from 4 o'clock run, surrounded by greenbelt and mature aspens groves. An extremely private setting, in the heart of everything Breckenridge has to offer.



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MLS #:	S387690	Status:	Sold	Sub Type:	Single Family
List Price:	\$3,295,000	Subd/Cmplx:	TRAPPERS GLEN SUB		
Address:	1010 FOUR OCLOCK ROAD				
Liv Ar SF:	5,156	Furnished:	Mostly	Apx Lot Ac:	0.92
Beds:	5	Sold Price:	\$2,650,000	Sold Date:	10/31/2014
Full Bths:	3	3/4 Bths:	2	1/2 Bths:	1
Heating:	Natural Gas, Radiant			Grg/Prk:	3 Car Garage

Avail Utilities: Cable Tv, City Sewer, City Water, Electricity, Gas, Phone, Trash Pickup

Location: Alpine Ski In, Alpine Ski Out, In Tow **View:** Mountains, Ski Slopes

One of Breckenridge's finest Ski In/Ski Out properties! Ski to the lift, walk to Main Street. The highly coveted Trappers Glen Subdivision with its epic mountain location, has this 5 bedroom, 6 bath home available. Amenities include a ski room steps off the Four O'Clock Ski Run, an elevator, fire pit, 3 car garage, and amazing views. Bring your family and make memories that last a lifetime.



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CMA Pro Report

These pages give a general overview of the selected properties.



MLS #:	S353642	Status:	Sold	Sub Type:	Single Family
List Price:	\$3,300,000	Subd/Cmplx:	TRAPPERS GLEN SUB		
Address:	1040 Four O clock ROAD				
Liv Ar SF:	5,927	Furnished:	Unfurnished	Apx Lot Ac:	0.52
Beds:	4	Sold Price:	\$3,100,000	Sold Date:	5/29/2007
Full Bths:	4	3/4 Bths:	1	1/2 Bths:	1
Heating:	Natural Gas, Radiant			Grg/Prk:	3 Car Garage

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

Location: Alpine Ski In, Alpine Ski Out, In Tow **View:** Mountains, Ski Slopes, South Facing, Valley

Ski in/ski out on 4 o'clock run. Awesome southern views and sun. Kitchen opens to dining and breakfast room. All custom knotty pine cabinets, doors, trim. Cozy, elegant dining room. Grand living room with giant windows for great sun. Big moss rock fp. Private Hot Tub. Sauna, Steam shower, sine room, ski room, doggie room with private door. Gorgeous master suite w/fp. Theatre and game room w/ fp.



MLS #:	S359791	Status:	Sold	Sub Type:	Single Family
List Price:	\$3,999,999	Subd/Cmplx:	TRAPPERS GLEN SUB		
Address:	1065 FOUR OCLOCK ROAD				
Liv Ar SF:	7,123	Furnished:	Full	Apx Lot Ac:	0.76
Beds:	5	Sold Price:	\$3,300,000	Sold Date:	4/23/2009
Full Bths:	4	3/4 Bths:	1	1/2 Bths:	2
Heating:	Natural Gas, Radiant			Grg/Prk:	3 Car Garage

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

Location: Adjacent to Natl Forest, Alpine Ski C **View:** Creek / River, Meadow, Mountains, South Facing, Valley,

PRICE SLASHED BY \$750K of awardwinning,exquisitely furnishedhome.3/4 acre yet in town.Entertain in grand style game/media/bar/pool table,gourmet kitchen.Imported doors,furniture.Extra bunkroom.Privacy of hot tubWalk to ski run.Open space with pond,stream.



CMA Pro Report

These pages give a general overview of the selected properties.



MLS #:	S353129	Status:	Sold	Sub Type:	Single Family
List Price:	\$3,560,000	Subd/Cmplx:	TRAPPERS GLEN SUB		
Address:	1055 FOUR OCLOCK ROAD				
Liv Ar SF:	6,512	Furnished:	Unfurnished	Apx Lot Ac:	0.86
Beds:	5	Sold Price:	\$3,400,000	Sold Date:	6/12/2007
Full Bths:	5	3/4 Bths:	1	1/2 Bths:	1
Heating:	Natural Gas, Radiant			Grg/Prk:	3 Car Garage

Avail Utilities: Cable Tv, City Sewer, City Water, Electricity, Gas, Phone, Trash Pickup

Location: Alpine Ski In, Alpine Ski Out, Creek **View:** Mountains, Woods

Ski in Ski out/Walking distance to 4 O'Clock Ski Run. Outstanding House surrounded by Mountain Views. Three levels. Master bdr on main level. Living and Dining room with Picture window and large deck. Game room with bar, huge moss rock fireplace. Rec Room wired for Theatre. Deck for hottub.



MLS #:	S377041	Status:	Sold	Sub Type:	Single Family
List Price:	\$5,500,000	Subd/Cmplx:	TRAPPERS GLEN SUB		
Address:	1060 FOUR OCLOCK ROAD				
Liv Ar SF:	6,958	Furnished:	Full	Apx Lot Ac:	0.51
Beds:	6	Sold Price:	\$3,902,277	Sold Date:	12/26/2012
Full Bths:	4	3/4 Bths:	2	1/2 Bths:	2
Heating:	Natural Gas, Radiant			Grg/Prk:	Over 3 Car Garage

Avail Utilities: Cable Tv, City Sewer, City Water, Electricity, Gas, Phone, Satellite, Trash Pickup

Location: Alpine Ski In, Alpine Ski Out, In Tow **View:** Mountains, Valley, Woods

Masterpiece Gunson design on Four O'clock ski run. This luxurious beauty features a stone exterior, heated flagstone patio/driveway, hand forged railings, 5 fireplaces, wine cellar, elevator, state-of-the-art stereo/theater systems & a home security system/cameras that can be connected to the owners via their computer and security provider. Completely furnished with views to die for!



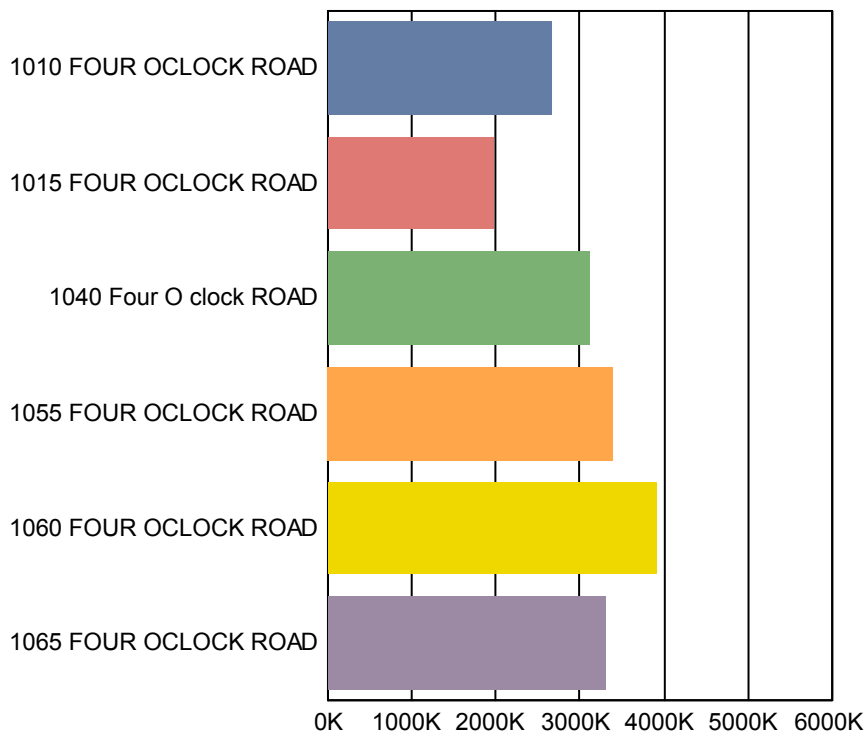


CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

Total # of Listings	6
Lowest Price	\$1,975,000
Highest Price	\$3,902,277
Average Price	\$3,054,546
Avg. Price/SqFt	\$497.21
Avg DOM	230

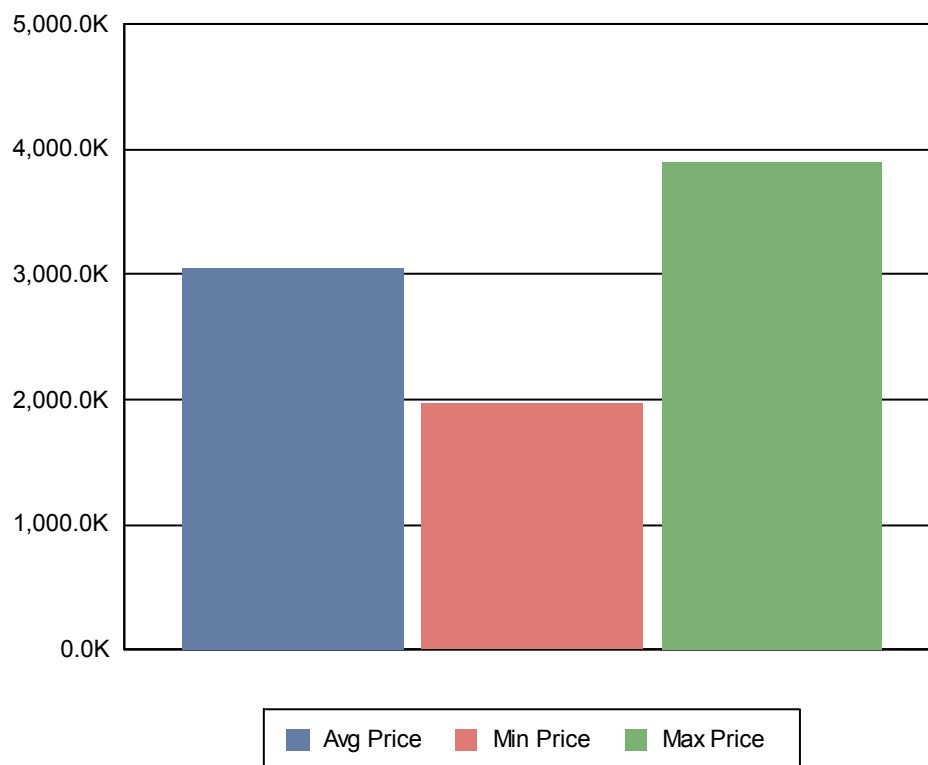




CMA Pro Report

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	\$1,975,000	\$3,902,277	\$3,054,546	\$497.21
Totals / Averages	\$1,975,000	\$3,902,277	\$3,054,546	\$497.21

Sold Property Analysis

Address	List Price	Closed Price	DOM	%SP/LP	SP/Sqft
1015 FOUR OCLOCK ROAD	\$2,395,000	\$1,975,000	314	%82.46	\$400.04
1010 FOUR OCLOCK ROAD	\$3,295,000	\$2,650,000	109	%80.43	\$513.96
1040 Four O clock ROAD	\$3,300,000	\$3,100,000	109	%93.94	\$523.03
1065 FOUR OCLOCK ROAD	\$3,999,999	\$3,300,000	90	%82.50	\$463.29
1055 FOUR OCLOCK ROAD	\$3,560,000	\$3,400,000	234	%95.51	\$522.11
1060 FOUR OCLOCK ROAD	\$5,500,000	\$3,902,277	521	%70.95	\$560.83
Total Averages	\$3,675,000	\$3,054,546	545	%84.30	\$497.21

Property Summary

S	Street Address	Bds	Bth	Sqft	L Price	S Price	Sold Date	DOM
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Comparative Market Analysis

Tuesday, December 20, 2016

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
Sold								
S	1015 FOUR OCLOCK ROAD	6	1/0	4,937	\$2,395,000	\$1,975,000	05/28/2010	314
S	1010 FOUR OCLOCK ROAD	5	3/1	5,156	\$3,295,000	\$2,650,000	10/31/2014	109
S	1040 Four O clock ROAD	4	4/1	5,927	\$3,300,000	\$3,100,000	05/29/2007	109
S	1065 FOUR OCLOCK ROAD	5	4/2	7,123	\$3,999,999	\$3,300,000	04/23/2009	90
S	1055 FOUR OCLOCK ROAD	5	5/1	6,512	\$3,560,000	\$3,400,000	06/12/2007	234
S	1060 FOUR OCLOCK ROAD	6	4/2	6,958	\$5,500,000	\$3,902,277	12/26/2012	521

