



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								
255 SNOWFLAKE DRIVE	\$2,123,000	5	4	0	1	4,981	1998	0.47	821		\$426.22	10/15/2013
253 WESTRIDGE ROAD	\$3,157,900	7	4	3	0	5,492	2000	0.38	393		\$575.00	08/15/2013
355 Snowflake DRIVE	\$3,500,000	6	3	3	1	5,498	2006	0.35	223		\$636.60	10/14/2015
224 Westridge ROAD	\$3,850,000	4	2	3	0	4,909	2002	0.62	86		\$784.27	12/12/2016
Averages:	\$3,157,725	6	3	2	1	5,220	2002	0.46	381		\$605.52	

Median of Comparable Listings: **\$3,328,950**

Average of Comparable Listings: **\$3,157,725**

	Low	Median	Average	High	Count
Comparable Price	\$2,123,000	\$3,328,950	\$3,157,725	\$3,850,000	4
Adjusted Comparable Price	\$2,123,000	\$3,328,950	\$3,157,725	\$3,850,000	4

On Average, the 'Sold' status comparable listings sold in 381 days for \$3,157,725





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 \$2,295,000 and \$4,100,000

Selling Price between \$2,123,000 and \$3,850,000

4 to 7 Bedrooms

2 to 4 Full Bathrooms

0 to 3 Three Quarter Bathrooms

0 to 1 Half Bathroom

4,981 to 5,498 Square Feet

\$460.75 to \$709.35 per Square Foot

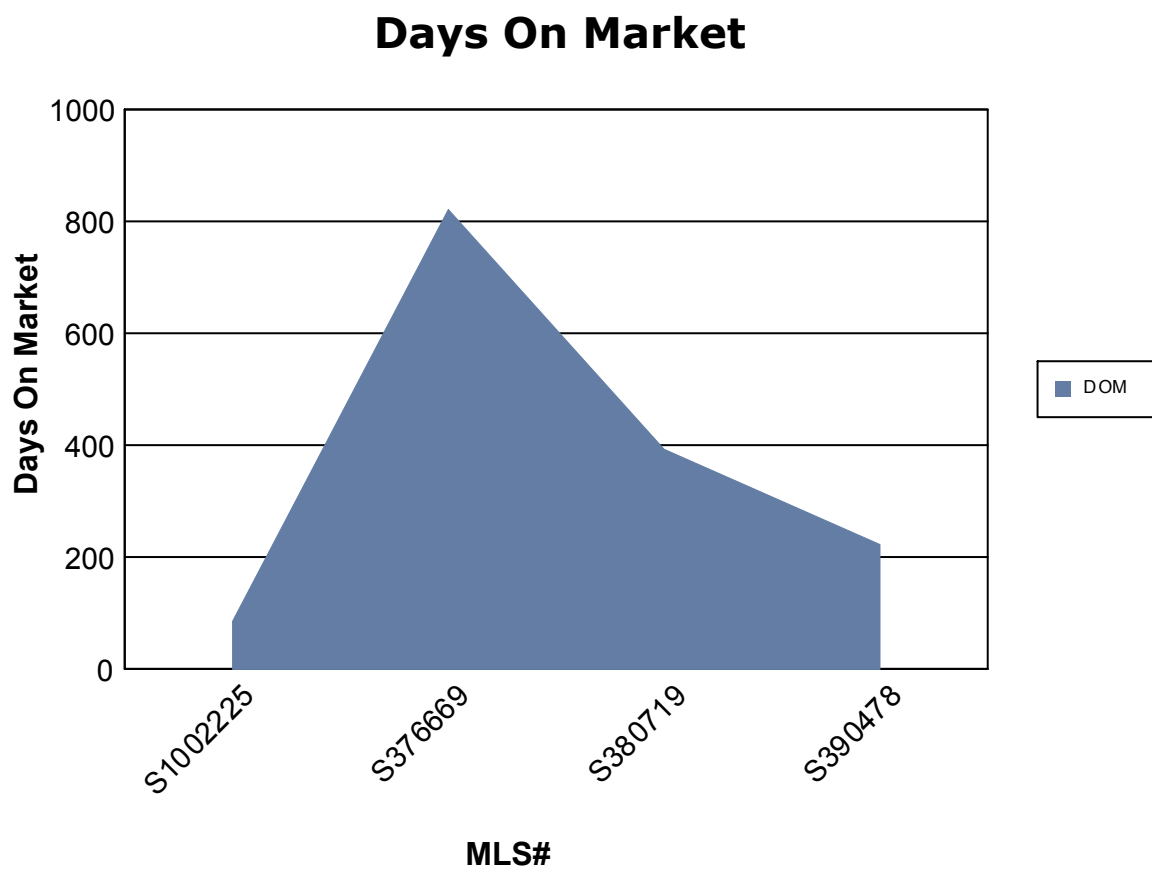
\$426.22 to \$636.60 per Sold Square Foot





Number of Days On Market

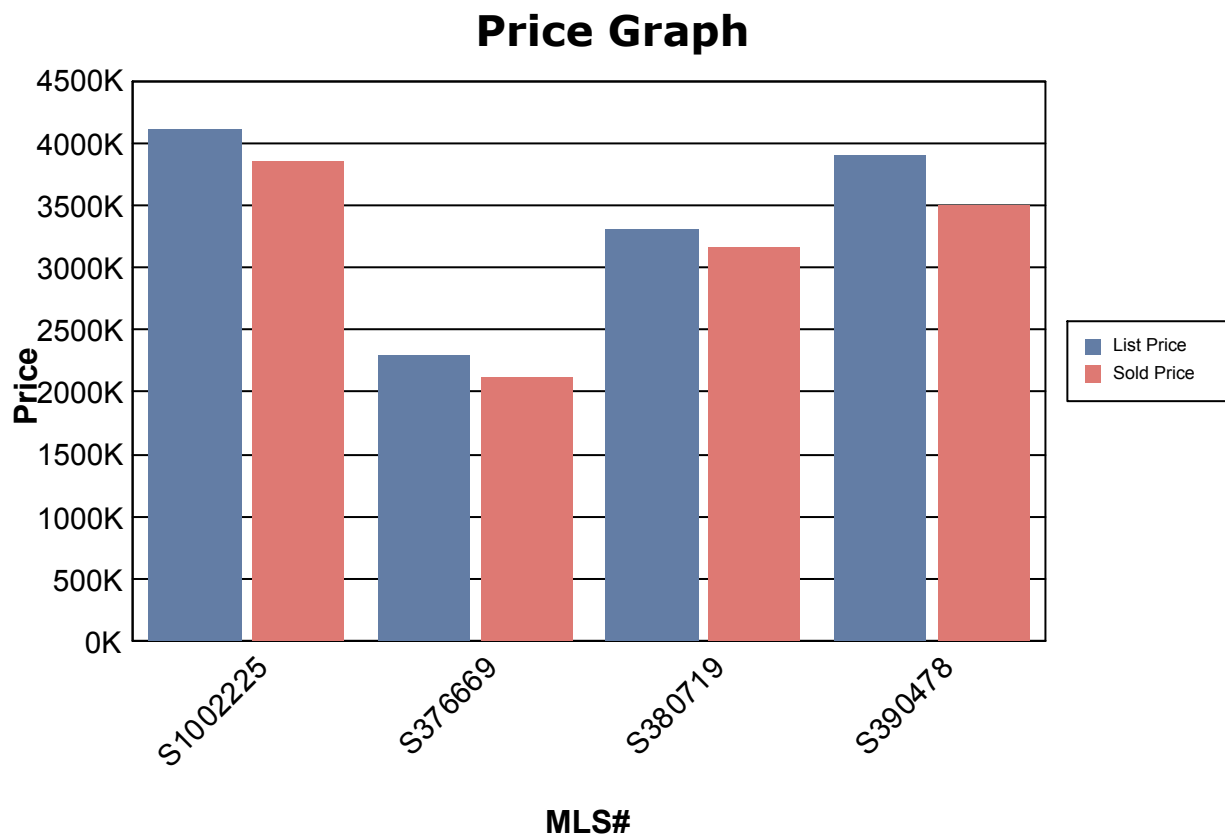
This graph illustrates the number of days on market for the listings in this analysis.





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 #:	S376669	Status:	Sold	Sub Type:	Single Family
List Price:	\$2,295,000	Subd/Cmplx:	WESTRIDGE SUB		
Address:	255 SNOWFLAKE DRIVE				
Liv Ar SF:	4,981	Furnished:	Full	Apx Lot Ac:	0.47
Beds:	5	Sold Price:	\$2,123,000	Sold Date:	10/15/2013
Full Bths:	4	3/4 Bths:	0	1/2 Bths:	1
Heating:	Natural Gas, Radiant			Grg/Prk:	2 Car Garage, Attached

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

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

Located on the ski run in the Westridge subdivision, this 5 bedroom home has an amazing open floor plan, a great view and beautiful finishes. Ski right into or step out the door and onto the trail to the Beaver Run Superchair. This family ski lodge has everything you need and is beautifully furnished! Heated driveway a massive stone fireplace, new carpet, new roof, and refinished wood floors.



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MLS #:	S380719	Status:	Sold	Sub Type:	Single Family
List Price:	\$3,300,000	Subd/Cmplx:	WESTRIDGE SUB		
Address:	253 WESTRIDGE ROAD				
Liv Ar SF:	5,492	Furnished:	Full	Apx Lot Ac:	0.38
Beds:	7	Sold Price:	\$3,157,900	Sold Date:	8/15/2013
Full Bths:	4	3/4 Bths:	3	1/2 Bths:	0
Heating:	Natural Gas, Radiant			Grg/Prk:	2 Car Garage

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

Location: Adjacent to Natl Forest, Alpine Ski In **View:** Mountains

A flagship true ski in ski out home. Top of the line finishes, recently refurnished. A choice of 3 ski lifts to ski to. Fishing lake just 300 yds away, walking distance to town. Gourmet kitchen, elevator, 2 bars, 3 master suites, boys and girls bunkrooms. Dedicated ski room with direct ski entrance door. Huge mountain views, this home is a rare find for those wanting a ski lodge.



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CMA Pro Report

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MLS #:	S390478	Status:	Sold	Sub Type:	Single Family
List Price:	\$3,900,000	Subd/Cmplx:	WESTRIDGE SUB		
Address:	355 Snowflake DRIVE				
Liv Ar SF:	5,498	Furnished:	Mostly	Apx Lot Ac:	0.35
Beds:	6	Sold Price:	\$3,500,000	Sold Date:	10/14/2015
Full Bths:	3	3/4 Bths:	3	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, Woods

Stunning, Magnificent true SKI IN/OUT home overlooking Breckenridge and Peak 9 Ski Area. In town location with beautiful mountain views. Main floor master suite and mini master suite. Great Room with vaulted ceilings, gourmet kitchen, walk out deck. Amazing reclaimed pine & cypress wood thru-out home. Wine cellar, dry sauna, huge loft that doubles for extra sleeping. Family room with wet bar.



MLS #:	S1002225	Status:	Sold	Sub Type:	Single Family
List Price:	\$4,100,000	Subd/Cmplx:	WESTRIDGE SUB		
Address:	224 Westridge ROAD				
Liv Ar SF:	4,909	Furnished:	Mostly	Apx Lot Ac:	0.62
Beds:	4	Sold Price:	\$3,850,000	Sold Date:	12/12/2016
Full Bths:	2	3/4 Bths:	3	1/2 Bths:	0
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, See Remarks, Ski Slopes, South Facing, Water

Stunning mountain home, nestled on Snowflake ski run in prestigious Westridge neighborhood. Glorious morning light floods interior while afternoon glow highlights impressive mountain views as skiers whoosh by at day's end. Extensive landscaping with seasonal waterfall and gardens. Meticulously decorated and maintained, this legacy base camp offers the finest in ski resort living.



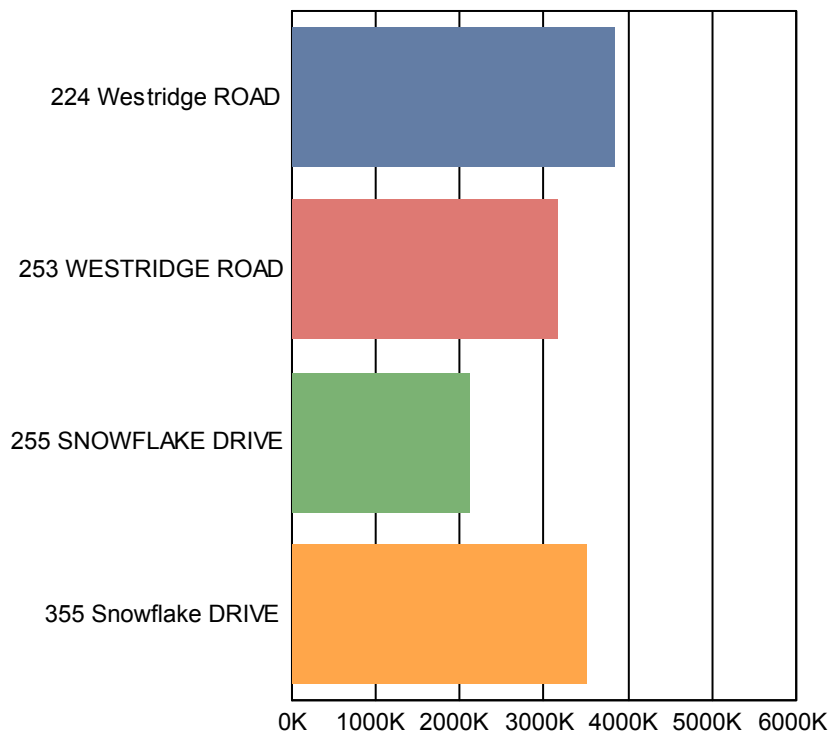


CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

Total # of Listings	4
Lowest Price	\$2,123,000
Highest Price	\$3,850,000
Average Price	\$3,157,725
Avg. Price/SqFt	\$605.52
Avg DOM	381

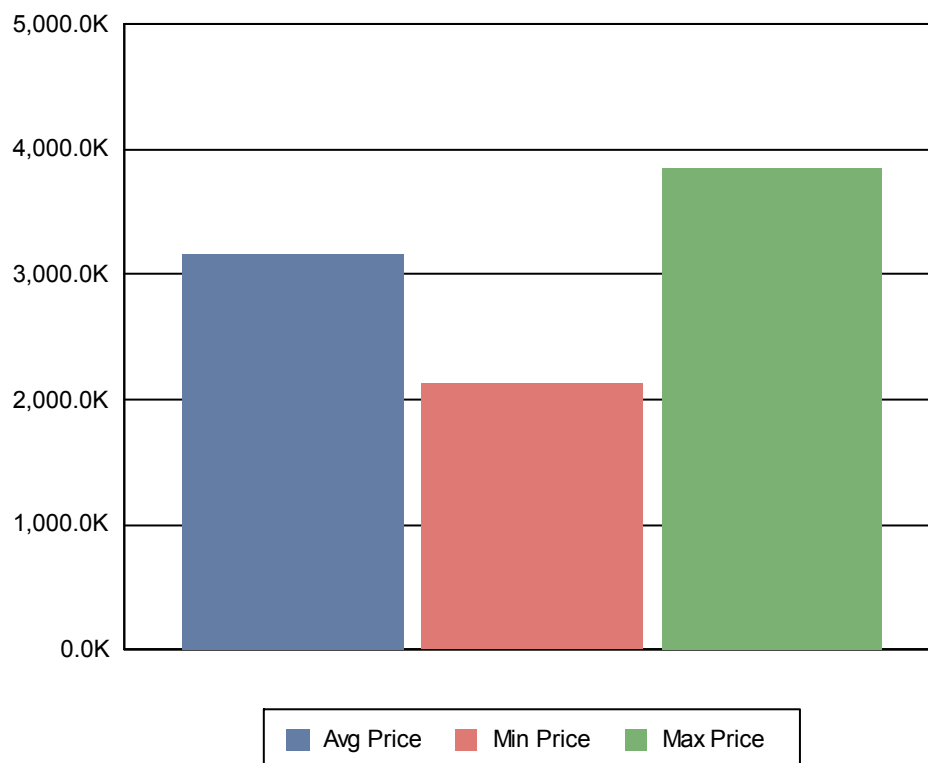




CMA Pro Report

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Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SF
Sold	\$2,123,000	\$3,850,000	\$3,157,725	\$605.52
Totals / Averages	\$2,123,000	\$3,850,000	\$3,157,725	\$605.52

Sold Property Analysis

Address	List Price	Closed Price	DOM	%SP/LP	SP/Sqft
255 SNOWFLAKE DRIVE	\$2,295,000	\$2,123,000	821	%92.51	\$426.22
253 WESTRIDGE ROAD	\$3,300,000	\$3,157,900	393	%95.69	\$575.00
355 Snowflake DRIVE	\$3,900,000	\$3,500,000	223	%89.74	\$636.60
224 Westridge ROAD	\$4,100,000	\$3,850,000	86	%93.90	
Total Averages	\$3,398,750	\$3,157,725	576	%92.96	\$545.94

Property Summary

S	Street Address	Bds	Bth	Sqft	L Price	S Price	Sold Date	DOM
Sold								
S	255 SNOWFLAKE DRIVE	5	4/1	4,981	\$2,295,000	\$2,123,000	10/15/2013	821





CMA Pro Report

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S	Street Address	Bds	Bth	Sqft	L Price	S Price	Sold Date	DOM
S	253 WESTRIDGE ROAD	7	4/0	5,492	\$3,300,000	\$3,157,900	08/15/2013	393
S	355 Snowflake DRIVE	6	3/1	5,498	\$3,900,000	\$3,500,000	10/14/2015	223
S	224 Westridge ROAD	4	2/0		\$4,100,000	\$3,850,000	12/12/2016	86

