

Property Comparative Market Analysis

Prepared for:
SAMPLE

Property address:
922 CREEKSIDE PASS

Prepared by:
SAMPLE

October 18, 2010

Properties Active

MLS# 993177

List Price: \$479,000

Address: 380 N COUNTRY MANOR LN

NS/EW: 380/1200

Property Information

Type: Single Family

Tot Sq Ft: 5727

Tot Beds: 5

Tot Baths: 4.00

Family Rms: 1

Fireplace: 2

Gar|Port: 4/0

Exterior: Brick; Stucco

Lot Facts:

Inclusions:

Status: Active

Style: Rambler/Ranch

Yr Built: 2000

Taxes: 3300

Acres: 0.62

HOA Fee: 0

Under Cnst: 0

Fin Bsmnt: 100

Sold Price: \$0

City: Alpine, UT 84004

Project: WILLOW CANYON

Features & Info: Bath: Master; Bath: Sep. Tub/Shower; Dishwasher, Built-In; French Doors; Granite Countertops

Remarks

Short Sale just started. Waiting for BPO. Offers still being taken.

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MLS# 981978

List Price: \$499,900

Address: 370 S WOOD DR

NS/EW: 370/400

Property Information

Type: Single Family

Tot Sq Ft: 4766

Tot Beds: 5

Tot Baths: 4.00

Family Rms: 2

Fireplace: 2

Gar|Port: 3/0

Exterior: Brick; Stucco

Lot Facts: Curb & Gutter; Fenced: Part; Secluded Yard; Sidewalks; Sprinkler: Auto-Full; Terrain, Flat

Inclusions: Alarm System; Basketball Standard; Ceiling Fan; Humidifier; Microwave; Range; Range Hood; Water Softener: Own; Window Coverings

Features & Info: Alarm: Security; Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Den/Office; Dishwasher, Built-In; Disposal; French Doors; Gas Log; Jetted Tub; Kitchen: Updated; Range: Gas; Range/Oven: Free Stdng.; Vaulted Ceilings; Granite Countertops

Remarks

AMAZING HOME! SHOWS LIKE A MODEL! Beautifully Finished Throughout. Bright and Open Floor plan, 10ft ceilings. Recently Updated Dream Kitchen w/Island, Granite Tops, Wolf Gas Range, SS Appliances. Plantation Shutters. Fireplace on each level. Exercise Room. Large Covered Patio, Large Covered Deck. Daylight Walkout Basement. 3 Car Garage w/Epoxy Finish. Secluded Professionally Designed Mature Yard. Nicest home in Alpine for the Price. Your Buyers will Love It! Dont Pass it By.

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Sold Price: \$0

City: Alpine, UT 84004

Project: SILVERLEAF



Wasatch Front Regional MLS - Property Details

MLS# 978666

List Price: \$699,000
Address: 854 S RIDGE LN
NS/EW: 854/800

Status: Active

Sold Price: \$0
City: Alpine, UT 84004
Project:

Property Information

Type: Single Family

Style: Rambler/Ranch

Tot Sq Ft: 5500

Yr Built: 2003

Tot Beds: 6

Taxes: 3350

Tot Baths: 5.00

Acres: 0.97

Family Rms: 2

HOA Fee: 0

Fireplace: 2

Under Cnst: 0

Gar|Port: 4/0

Fin Bsmnt: 100

Exterior: Brick; Stucco

Lot Facts: Fenced: Part; Secluded Yard; Sprinkler: Auto-Full; Terrain, Flat; Terrain: Grad Slope; View: Lake; View: Mountain; View: Valley; Drip Irrigation: auto-full; Private

Inclusions: Basketball Standard; Ceiling Fan; Electric Air Cleaner; Freezer; Range; Range Hood; Refrigerator; Satellite Dish; Water Softener: Own; Window Coverings; Trampoline

Features & Info: Alarm: Fire; Basement Apartment; Bath: Master; Bath: Sep. Tub/Shower; Central Vacuum; Closet: Walk-In; Den/Office; French Doors; Jetted Tub; Oven: Double



Remarks

georgous home on one of the best lots in alpine. excellent access on very quite street. 6bed 4.5 bath views in every direction yet mostly flat 1 acre lot. water fall large no maintenace deck next to open space. buyer to verify all info.

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Properties Sold

MLS# 930203

List Price: \$475,000
Address: 726 E HIGH RIDGE DR
NS/EW: 550/726

Status: Sold

Sold Price: \$360,000
City: Alpine, UT 84004
Project: HEALEY HEIGHTS

Property Information

Type: Single Family
Tot Sq Ft: 5340
Tot Beds: 5
Tot Baths: 5.00
Family Rms: 1
Fireplace: 3
Gar|Port: 3/0
Exterior: Stucco
Lot Facts: See Remarks; Curb & Gutter; Fenced: Full; Sidewalks; View: Valley
Inclusions: See Remarks

Style: Rambler/Ranch
Yr Built: 2005
Taxes: 3599
Acres: 0.93
HOA Fee: 0
Under Cnst: 0
Fin Bsmnt: 100



Features & Info: See Remarks; Bath: Sep. Tub/Shower; Vaulted Ceilings

Remarks

BEST PRICE HOME IN ALPINE ON LARGE LOT. PRICED BELOW RECENT APPRAISAL. SOLD "AS-IS" NO WARRANTIES EXPRESS OR IMPLIED * BUYER TO VERIFY ALL ##

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MLS# 889031

List Price: \$499,899
Address: 508 E RIDGE DR S
NS/EW: 300/508

Status: Sold

Sold Price: \$470,000
City: Alpine, UT 84004
Project: HIGH BENCH RIDGE

Property Information

Type: Single Family
Tot Sq Ft: 4875
Tot Beds: 6
Tot Baths: 4.00
Family Rms: 3
Fireplace: 2
Gar|Port: 3/0
Exterior: Brick; Stucco
Lot Facts: Curb & Gutter; Sidewalks; Sprinkler: Auto-Full; Terrain, Flat
Inclusions: Ceiling Fan; Microwave; Range; Refrigerator; Window Coverings

Style: Rambler/Ranch
Yr Built: 2007
Taxes: 2229
Acres: 0.50
HOA Fee: 0
Under Cnst: 0
Fin Bsmnt: 100



Features & Info: Bath: Master; Dishwasher, Built-In; Disposal; Range/Oven: Free Stndg.; Vaulted Ceilings

Remarks

Private Backyard, Knotty alder finish, audio/security cameras, snack vending machine in wet bar, water softener, humidifier, 2 furnaces & AC's, EX LG fridge 5.5x5.5, 6'jetted tub, Built-in entertainment, Lg Pantry 6x15, drinking Fountain, built-in hutch.

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MLS# 884830

List Price: \$549,000
Address: 584 S SILVER LN E
NS/EW: 600/600

Status: Sold

Sold Price: \$490,000
City: Alpine, UT 84004
Project: HEALEY HEIGHTS

Property Information

Type: Single Family
Tot Sq Ft: 5508
Tot Beds: 7
Tot Baths: 5.00
Family Rms: 2
Fireplace: 2
Gar|Port: 3/0
Exterior: Brick; Stucco
Lot Facts: Curb & Gutter; Road: Paved; Sidewalks; Sprinkler: Auto-Full; Terrain, Flat; View: Mountain
Inclusions: Ceiling Fan; Microwave; Range; Refrigerator; Window Coverings

Style: Rambler/Ranch
Yr Built: 1999
Taxes: 2985
Acres: 0.38
HOA Fee: 0
Under Cnst: 0
Fin Bsmnt: 100



Features & Info: Bath: Sep. Tub/Shower; Closet: Walk-In; Den/Office; Dishwasher, Built-In; French Doors; Gas Log; Jetted Tub; Mother-in-Law Apt.; Range: Gas; Vaulted Ceilings

Remarks

Buyer couldn't receive financing - Back on Market. No back yard neighbors! Nine foot ceilings, custom cabinetry, storage galore. Information taken from county records, buyer to verify. Seller's motivated!

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MLS# 908135

List Price: \$599,900
Address: 922 CREEKSIDE PASS
NS/EW: 922/800

Status: Sold

Sold Price: \$495,000
City: Alpine, UT 84004
Project:

Property Information

Type: Single Family
Tot Sq Ft: 5155
Tot Beds: 5
Tot Baths: 4.00
Family Rms: 3
Fireplace: 1
Gar|Port: 3/0
Exterior: See Remarks; Stone; Stucco
Lot Facts: See Remarks; Cul-de-Sac; Curb & Gutter; Fenced: Part; Road: Paved; Sidewalks; Sprinkler: Auto-Part; View: Mountain; View: Valley
Inclusions: See Remarks; Alarm System; Ceiling Fan; Fireplace Insert; Microwave; Refrigerator; Window Coverings

Style: Rambler/Ranch
Yr Built: 2004
Taxes: 3500
Acres: 0.92
HOA Fee: 0
Under Cnst: 0
Fin Bsmnt: 95



Features & Info: Bath: Master; Central Vacuum; Den/Office; Gas Log; Jetted Tub; Kitchen: Second; Kitchen: Updated; Mother-in-Law Apt.; Vaulted Ceilings





Remarks

Amazing home, remarkable design. Walk in & feel all the comforts of your new home. Beautifully updated, breath taking views. An Alpine spectacular on .92 acres. In an area that welcomes and invites. This home is luxury at its best. Agent related to seller.

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Wasatch Front Regional MLS - Comparison Report

Properties Active


				
Address:	922 CREEKSIDE PASS	380 N COUNTRY MANOR LN	370 S WOOD DR	854 S RIDGE LN
	SUBJECT	COMP 1	COMP 2	COMP 3
MLS #:		993177	981978	978666
Status:		Active	Active	Active
List Price:	N/A	\$479,000	\$499,900	\$699,000
Sold Price:	N/A	N/A	N/A	N/A
CDOM:		12 days	69 days	84 days
Sale Date:				
Bedrooms:	5 1000	5	5	6 -1000
Full Baths:	4 5000	4	2 10000	4
¾ Baths:		0	1 -3500	0
½ Baths:		0	1 -2500	1 -2500
L4 SqFt:		0	0	0
L3 SqFt:		0	0	0
L2 SqFt:	391 35	841 -15750	0 13685	0 13685
L1 SqFt:	2349 35	3582 -43155	2394 -1575	2800 -15785
Bsmt SqFt:	2415 10	1304 11110	2372 430	2700 -2850
Bsmt %Fin:	95 15	100 14853.75	100 -1166.25	100 -6086.25
Total SqFt:	5155	5727	4766	5500
\$/Sold SqFt:	\$98/sqf	\$80	\$114	\$123
Year Blt:	2004 500	2000 2000	1999 2500	2003 500
Garage Cap:	3 5000	4 -5000	3	4 -5000
Carport Cap:		0	0	0
Acres:	0.92 43560	0.62 13068	0.35 24829.2	0.97 -2178
Concessions:				
Adj. Total:	\$502,916	\$456,127	\$542,603	\$677,786

Wasatch Front Regional MLS - Comparison Report

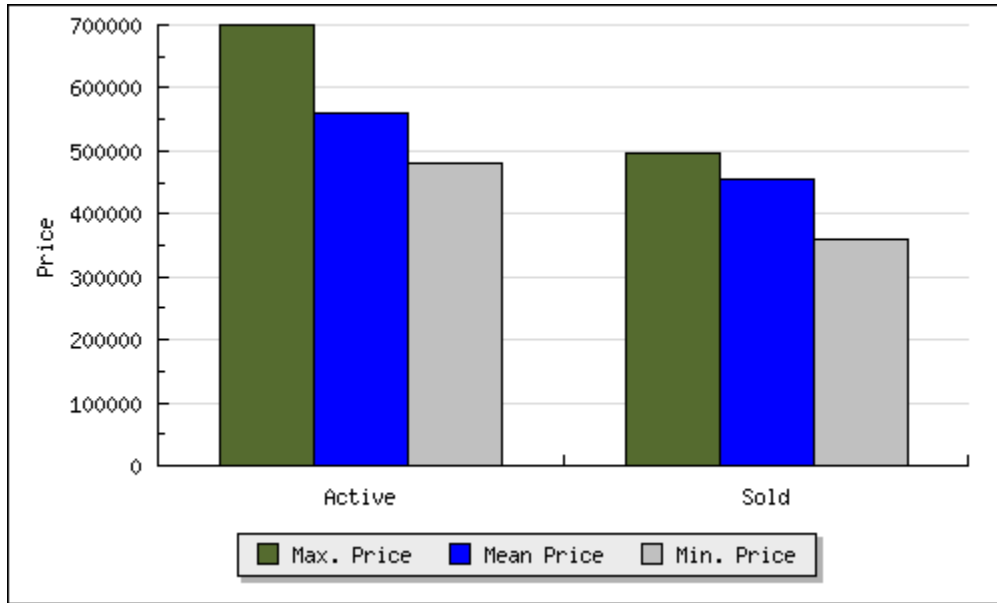
Properties Sold

				
Address:	922 CREEKSIDE PASS	726 E HIGH RIDGE DR	508 E RIDGE DR S	584 S SILVER LN E
	SUBJECT	COMP 4	COMP 5	COMP 6
MLS #:		930203	889031	884830
Status:		Sold	Sold	Sold
List Price:	N/A	\$475,000	\$499,899	\$549,000
Sold Price:	N/A	\$360,000	\$470,000	\$490,000
CDOM:		83 days	175 days	332 days
Sale Date:		04/27/2010	12/02/2009	03/31/2010
Bedrooms:	5 1000	5	6 -1000	7 -2000
Full Baths:	4 5000	4	3 5000	4
¾ Baths:	3500	0	0	0
½ Baths:	2500	1 -2500	1 -2500	1 -2500
L4 SqFt:	35	0	0	0
L3 SqFt:	35	0	0	0
L2 SqFt:	391 35	0 13685	357 1190	0 13685
L1 SqFt:	2349 35	2461 -3920	2238 3885	2724 -13125
Bsmt SqFt:	2415 10	2879 -4640	2280 1350	2784 -3690
Bsmt %Fin:	95 15	100 -8771.25	100 213.75	100 -7346.25
Total SqFt:	5155	5340	4875	5508
\$/Sold SqFt:	\$98/sqf	\$66	\$102	\$91
Year Blt:	2004 500	2005 -500	2007 -1500	1999 2500
Garage Cap:	3 5000	3	3	3
Carport Cap:	1000	0	0	0
Acres:	0.92 43560	0.93 -435.6	0.50 18295.2	0.38 23522.4
Concessions:		0	0	0
Adj. Total:	\$502,916	\$352,918	\$494,934	\$501,046

Wasatch Front Regional MLS - Comparison Report

		
Address:	922 CREEKSIDE PASS	922 CREEKSIDE PASS
	SUBJECT	COMP 7
MLS #:		908135
Status:		Sold
List Price:	N/A	\$599,900
Sold Price:	N/A	\$495,000
CDOM:		357 days
Sale Date:		05/20/2010
Bedrooms:	5	1000
		5
Full Baths:	4	5000
		4
¾ Baths:		3500
		0
½ Baths:		2500
		0
L4 SqFt:		35
		0
L3 SqFt:		35
		0
L2 SqFt:	391	35
		391
L1 SqFt:	2349	35
		2349
Bsmt SqFt:	2415	10
		2415
Bsmt %Fin:	95	15
		95
Total SqFt:	5155	
		5155
\$/Sold SqFt:	\$98/sqf	
		\$96
Year Blt:	2004	500
		2004
Garage Cap:	3	5000
		3
Carport Cap:		1000
		0
Acres:	0.92	43560
		0.92
Concessions:		
		0
Adj. Total:	\$502,916	
		\$495,000

Wasatch Front Regional MLS - Summary Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg Price/SqFt
Active Listings	\$479,000	\$699,000	\$559,300	\$105
Sold Listings	\$360,000	\$495,000	\$453,750	\$87
Total Averages	\$419,500	\$597,000	\$506,525	\$96

Active Property Analysis

Address	Original List Price	List Price	Sold Price	CDOM	% Chg	Price/SqFt
380 N COUNTRY MANOR LN	\$479,000	\$479,000	N/A	12	N/A	\$84
370 S WOOD DR	\$519,900	\$499,900	N/A	69	N/A	\$105
854 S RIDGE LN	\$728,000	\$699,000	N/A	84	N/A	\$127
Active Averages	\$575,633	\$559,300	N/A	55	0.00	\$105

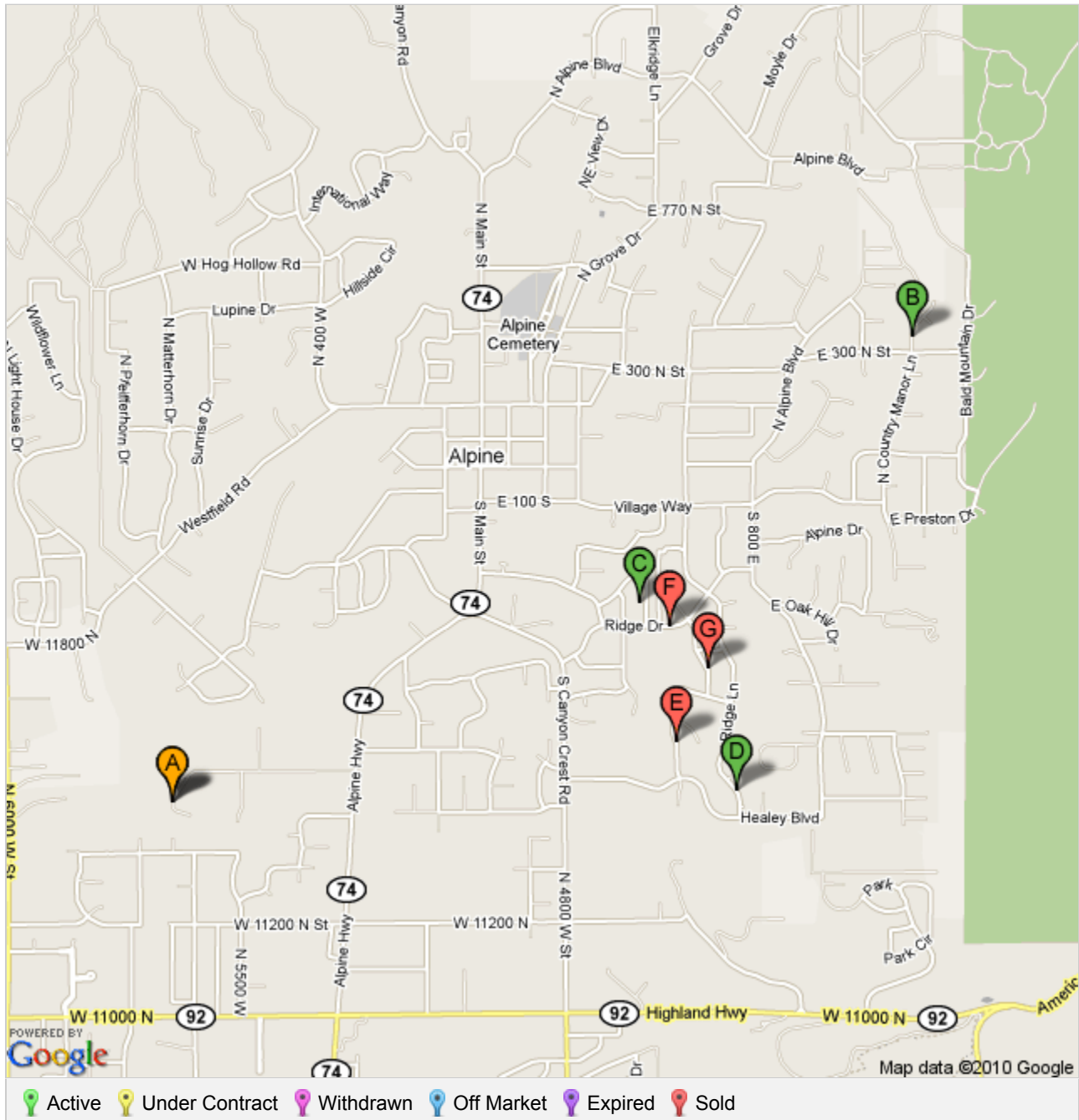
Wasatch Front Regional MLS - Summary Analysis

Sold Property Analysis

Address	Original List Price	List Price	Sold Price	CDOM	% Chg	Price/SqFt	Concessions
726 E HIGH RIDGE DR	\$475,000	\$475,000	\$360,000	83	-24.21%	\$67	\$0
508 E RIDGE DR S	\$679,000	\$499,899	\$470,000	175	-5.98%	\$96	\$0
584 S SILVER LN E	\$649,900	\$549,000	\$490,000	332	-10.75%	\$89	\$0
922 CREEKSIDE PASS	\$899,900	\$599,900	\$495,000	357	-17.49%	\$96	\$0
Sold Averages	\$675,950	\$530,950	\$453,750	237	-14.61	\$87	\$0

Note: Sold Price is the actual Contract Sales Price - not adjusted for concessions or CMA factors.

Wasatch Front Regional MLS - Map Report



Property Listings

A:



Subject Property
 Subject Value: \$502,916
 922 CREEKSIDE PASS, Alpine, UT 84004

B:



MLS #: 993177 Status: Active
 Listing Price: \$479,000
 Total Sq Ft: 5727

380 N COUNTRY MANOR LN
 Alpine, UT 84004

C:



MLS #: 981978 Status: Active
 Listing Price: \$499,900
 Total Sq Ft: 4766

370 S WOOD DR
 Alpine, UT 84004

D:



MLS #: 978666 Status: Active
 Listing Price: \$699,000
 Total Sq Ft: 5500

854 S RIDGE LN
 Alpine, UT 84004

Wasatch Front Regional MLS - Map Report

E:



MLS #: 930203 Status: Sold

Sold Price: \$360,000
Total Sq Ft: 5340

726 E HIGH RIDGE DR
Alpine, UT 84004

F:



MLS #: 889031 Status: Sold

Sold Price: \$470,000
Total Sq Ft: 4875

508 E RIDGE DR S
Alpine, UT 84004

G:



MLS #: 884830 Status: Sold

Sold Price: \$490,000
Total Sq Ft: 5508

584 S SILVER LN E
Alpine, UT 84004

H:



MLS #: 908135 Status: Sold

Sold Price: \$495,000
Total Sq Ft: 5155

922 CREEKSIDE PASS
Alpine, UT 84004