

Alpine Meadows Analysis of Active Listings and Sales
Prepared by Denise Brown
26-Mar-23



Active Listings						Date	Today's		Original	Current	Home Price	Lot Price
Address	Beds	Baths	Suite	Home SF	Lot SF	Listed	Date	DOM	List Price	List Price	Per SF	per SF
8341 Needles Drive	2.5	3		1606	12387	30-Nov-22	26-Mar-23	116	\$1,999,000	\$1,950,000	\$1,214.20	\$ 157.42
8274 Mountainview Drive	5.5	4.5	2	2940	13585	09-16-2022	26-Mar-23	119	\$3,349,000	\$2,495,000	\$848.64	\$ 183.66
8460 Matterhorn Drive	5	2		2076	12240	09-15-2022	26-Mar-23	120	\$2,900,000	\$2,695,000	\$1,298.17	\$ 220.18
8656 Lakewood Court	3.5	3	0.5	2110	9236	05-06-2022	26-Mar-23	252	\$3,779,500	\$2,995,000	\$1,419.43	\$ 324.27
8228 Alpine Way	3	2		1481	13451	28-Feb-23	26-Mar-23	26		\$2,999,990	\$2,025.65	\$ 223.03
8271 Alpine Way	3.5	2		1300	11880	06-13-2022	26-Mar-23	214	\$3,499,000	\$3,499,990	\$2,692.30	\$ 294.61
8313 Chalet Drive	6	5	2	2793	10121	09-13-2022	26-Mar-23	122	\$3,799,000	\$3,699,000	\$1,324.38	\$ 365.48
8315 Mountain View Drive	7	2.5	2	3035	10250	08-04-2022	26-Mar-23	162	\$3,950,000	\$3,749,000	\$1,235.26	\$ 365.76
8589 Drifter Way	5	6		3874	12,431	10-03-2022	26-Mar-23	102	\$4,899,000	\$4,699,000	\$1,212.96	\$ 378.01
8115 Mckeever's Place	6	7.5	1	4314	11948	07-25-2022	26-Mar-23	172		\$5,150,000	\$1,193.79	\$ 431.03
8328 Needles Drive	7	6.5	2	5250	10643	11-07-2022	26-Mar-23	67	\$6,280,000	\$5,880,000	\$1,120.00	\$ 552.48
8468 Matterhorn Drive	5	4.5		4495	12897	01-01-2023	26-Mar-23	12		\$5,999,000	\$1,334.59	\$ 465.15
Average								124	Average		\$1,409.95	\$330.09

SOLD						Date	Date		Original	Last	Sold	Home Sold	Lot Sold
Address	Beds	Baths	Suite	Home SF	Lot SF	Listed	Sold	DOM	List Price	List Price	Price	Price per SF	Price per SF
8346 Rainbow Drive	4.5	3.5		2509	8086	23-Feb-23	2023-03-16	21		\$3,495,000	\$3,400,000	\$ 1,355.12	\$ 420.48
8514 Buckhorn Drive	3	2		1664	10107	1-Mar-23	2023-03-15	14		\$2,090,000	\$2,195,000	\$ 1,319.11	\$ 217.18
8235 Alpine Way	6	5		4545	11250	5-Mar-23	2023-03-05	0		\$4,700,000	\$4,300,000	\$ 946.09	\$ 382.22
8274 Mountainview Drive	3	4.5	Y	2940	13585	10-Feb-22	2023-03-03	21		\$2,995,000	\$2,985,000	\$ 1,015.31	\$ 219.73
Averages								14	Average		\$ 1,158.91	\$ 309.90	

8504 Drifter Way	4	5		3412	9750	12-29-2022	2022-12-29	0		\$6,100,000	\$6,100,000	\$ 1,787.81	\$ 625.64
8608 Fissile Lane	4.5	3	2	2572	2659	06-28-2022	2022-11-03	128	\$2,599,000	\$2,399,000	\$2,266,000	\$ 881.03	\$ 852.20
8609 Fissile Lane	4	4		2450	2659	09-27-2022	2022-10-11	14		\$2,399,000	\$2,150,000	\$ 877.55	\$ 808.57
8167 Alpine Way	3	2.5	1	1604	11252	10-04-2022	2022-10-05	1		\$2,498,000	\$2,445,000	\$ 1,524.31	\$ 217.29
8649 Forest Ridge Drive	5	3.5		3198	13500	05-17-2022	2022-09-12	118		\$5,195,000	\$4,562,500	\$ 1,426.67	\$ 337.96
8749 Idylwood Place	4	2.5		2265	10320	06-03-2022	2022-07-06	33	\$3,575,000	\$3,449,000	\$3,050,000	\$ 1,346.58	\$ 295.54
8424 Matterhorn Drive	3	2		1200	10700	03-31-2022	2022-06-03	64		\$2,200,000	\$2,050,000	\$ 1,708.33	\$ 191.59
8345 Mountain View Drive	5	3		2830	12240	03-23-2022	2022-05-30	68		\$4,488,000	\$4,046,000	\$ 1,429.68	\$ 330.56
8476 Matterhorn Drive	5	4.5	1	3595	12897	04-29-2022	2022-05-21	22		\$4,495,000	\$4,450,000	\$ 1,237.83	\$ 345.04
8220 Rainbow Drive	8	3.5	2	3477	10140	05-07-2022	2022-05-20	13		\$3,000,000	\$3,100,000	\$ 891.57	\$ 305.72
8313 Chalet Drive	6	5	2	2793	10121	03-15-2022	2022-04-22	38		\$4,199,000	\$3,900,000	\$ 1,396.35	\$ 385.34
8753 Idylwood Place	4.5	3	1	1646	12200	03-31-2022	2022-04-13	13		\$2,999,000	\$2,855,000	\$ 1,734.51	\$ 234.02
8605 Forest Ridge Drive	5	2	1	2407	14400	04-09-2022	2022-04-12	3		\$3,599,000	\$3,500,000	\$ 1,454.09	\$ 243.06
8160 Alpine Way	2.5	3	0.5	1409	10,697	04-01-2022	2022-04-02	1		\$2,139,000	\$2,399,000	\$ 1,702.63	\$ 224.27
8275 Alpine Way	5.5	3.5	2	3096	11986	12-20-2021	2022-03-29	99		\$3,999,000	\$3,700,000	\$ 1,195.09	\$ 308.69
8109 Cedar Springs Road	2	1		974	14312	02-18-2022	2022-02-25	7		\$2,198,000	\$2,200,000	\$ 2,258.73	\$ 153.72
8365 Needles Drive	5	3.5	2	2953	10001	12-09-2021	2022-02-11	64	\$3,499,000	\$3,399,000	\$3,175,500	\$ 1,075.35	\$ 317.52
8144 Alpine Way	3	2		1083	13369	11-28-2021	2022-01-29	62		\$2,200,000	\$2,100,000	\$ 1,939.06	\$ 157.08
Averages								42	Average		\$ 1,437.06	\$ 351.88	

E&OE. Not intended to solicit properties already listed for sale.