

Comparable Report



MLS #	2081345	2082590	2075398	2063532
Type	Single Family	Single Family	Single Family	Single Family
Address	31 GOLD HILL CIRCLE	345 GOLD HILL CIRCLE	345 GOLD HILL CIRCLE	345 GOLD HILL CIRCLE
Price	\$370,000	\$1,395,000	\$1,395,000	\$1,795,000
Sold Price	\$370,000			
# Bedrooms	3	4	4	4
Total Baths	3.00	3.50	3.50	3.50
Status	Closed	Expired	Expired	Expired
Days On Market	205	58	216	365
Approx Total SqFt	2454	5042	5042	4800
Price Per Total Sqft	150.77	276.68	276.68	373.96
Taxes	1719	4981	4981	4963
Adjusted Price	\$370,000	\$1,395,000	\$1,395,000	\$1,795,000

Comparable Report



MLS #	2074764	2064423	210940	211209
Type	Single Family	Single Family	Single Family	Single Family
Address	671 GOLD HILL CIRCLE	671 GOLD HILL CIRCLE	6330 BOTTLE BAY RD.	6419 BOTTLE BAY RD.
Price	\$389,000	\$389,000	\$227,500	\$579,000
Sold Price				
# Bedrooms	3	3	4	4
Total Baths	3.00	3.00	2.00	3.00
Status	Expired	Expired	Expired	Expired
Days On Market	365	365	195	365
Approx Total SqFt	1408	1408	2801	3046
Price Per Total Sqft	276.28	276.28	81.22	190.09
Taxes	928	1078	626	5209
Adjusted Price	\$389,000	\$389,000	\$227,500	\$579,000

Comparable Report



MLS #	211208	210892	208261	210987
Type	Single Family	Single Family	Single Family	Single Family
Address	6419 BOTTLE BAY ROAD	115 SOURDOUGH LANE	115 SOURDOUGH LANE	25 SOURDOUGH LANE
Price	\$790,000	\$334,900	\$334,900	\$369,000
Sold Price				
# Bedrooms	4	4	4	3
Total Baths	3.00	3.00	4.00	2.00
Status	Expired	Expired	Expired	Expired
Days On Market	365	61	582	239
Approx Total SqFt	3046	3300	3308	1960
Price Per Total Sqft	259.36	101.48	101.24	188.27
Taxes	6919	2743	825	1045
Adjusted Price	\$790,000	\$334,900	\$334,900	\$369,000

Comparable Report



MLS #	2082710	2083922	20805420	20805631
Type	Single Family	Single Family	Single Family	Single Family
Address	29 SOURDOUGH	160 SOURDOUGH LN	320 Moonbeam	388 Less Traveled Road
Price	\$449,021	\$649,000	\$599,000	\$850,000
Sold Price				
# Bedrooms	4	4	3	3
Total Baths	2.00	3.00	3.00	2.50
Status	Expired	Expired	Cancelled	Withdrawn
Days On Market	175	185	53	31
Approx Total SqFt	2304	3726	3424	1767
Price Per Total Sqft	194.89	174.18	174.94	481.04
Taxes	2085	2701	4800	2363
Adjusted Price	\$449,021	\$649,000	\$599,000	\$850,000

Comparable Report



MLS # 2081582
Type Single Family
Address 148 BLUE GROUSE RD
Price \$599,995
Sold Price
Bedrooms 4
Total Baths 2.00
Status Cancelled
Days On Market 293
Approx Total 2393
SqFt
Price Per Total 250.73
Sqft
Taxes 1968
Adjusted Price \$599,995

RESIDENTIAL Summary Statistics				
	High	Low	Average	Median
LP:	\$1,795,000	\$227,500	\$679,018	\$579,000
SP:	\$370,000	\$370,000	\$370,000	\$370,000

CMA Summary Report

RESIDENTIAL Summary Statistics

	High	Low	Average	Median
LP:	\$1,795,000	\$227,500	\$679,018	\$579,000
SP:	\$370,000	\$370,000	\$370,000	\$370,000

RESIDENTIAL - Sold

ADDRESS	Price	Acres #	Sq Feet	DOM	DOM	LP	SP
31 GOLD HILL CIRCLE	\$370,000	0.82	2454	205	205	\$398,000	\$370,000
Total Listings					Avg	Avg	Avg
1					205	\$398,000	\$370,000

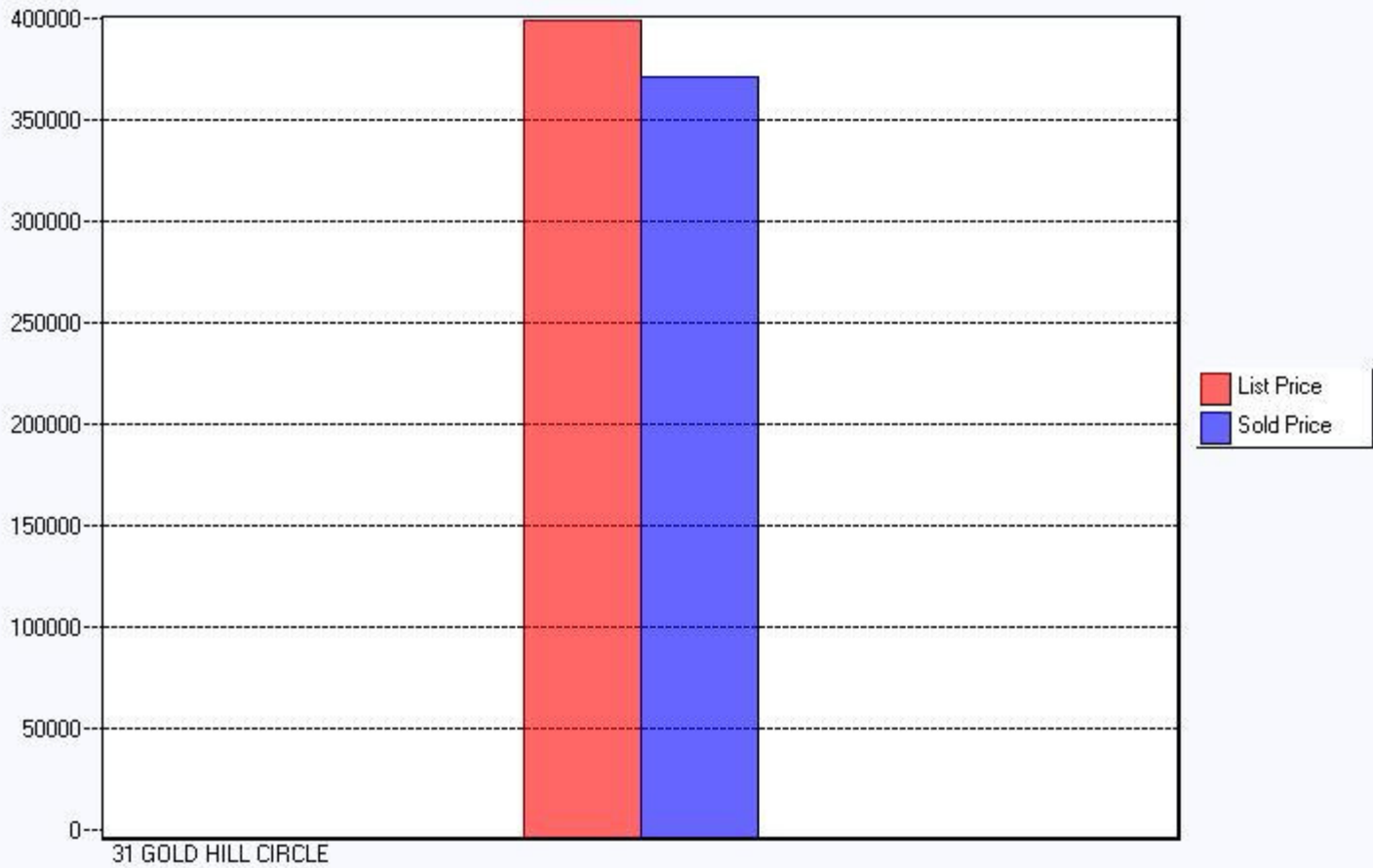
RESIDENTIAL - Expired

ADDRESS	Price	Acres #	Sq Feet	DOM	DOM	LP	SP
6330 BOTTLE BAY RD.	\$227,500	2.20	2801	195	195	\$227,500	
115 SOURDOUGH LANE	\$334,900	0.25	3308	582	582	\$334,900	
115 SOURDOUGH LANE	\$334,900	0.25	3300	61	61	\$334,900	
25 SOURDOUGH LANE	\$369,000	1.20	1960	239	239	\$369,000	
671 GOLD HILL CIRCLE	\$389,000	1.37	1408	365	365	\$389,000	
671 GOLD HILL CIRCLE	\$389,000	1.37	1408	365	365	\$389,000	
29 SOURDOUGH	\$449,021	0.28	2304	175	175	\$449,021	
6419 BOTTLE BAY RD.	\$579,000	3.50	3046	365	365	\$579,000	
160 SOURDOUGH LN	\$649,000	0.13	3726	185	185	\$649,000	
6419 BOTTLE BAY ROAD	\$790,000	6.50	3046	365	365	\$790,000	
345 GOLD HILL CIRCLE	\$1,395,000	2.11	5042	216	216	\$1,395,000	
345 GOLD HILL CIRCLE	\$1,395,000	2.11	5042	58	58	\$1,395,000	
345 GOLD HILL CIRCLE	\$1,795,000	2.20	4800	365	365	\$1,795,000	
Total Listings					Avg	Avg	Avg
13					272	\$699,717	

RESIDENTIAL - Withdrawn

ADDRESS	Price	Acres #	Sq Feet	DOM	DOM	LP	SP
320 Moonbeam	\$599,000	3.10	3424	53	53	\$599,000	
148 BLUE GROUSE RD	\$599,995	1.80	2393	293	293	\$599,995	
388 Less Traveled Road	\$850,000	8.12	1767	31	31	\$850,000	
Total Listings					Avg	Avg	Avg
3					125	\$682,998	

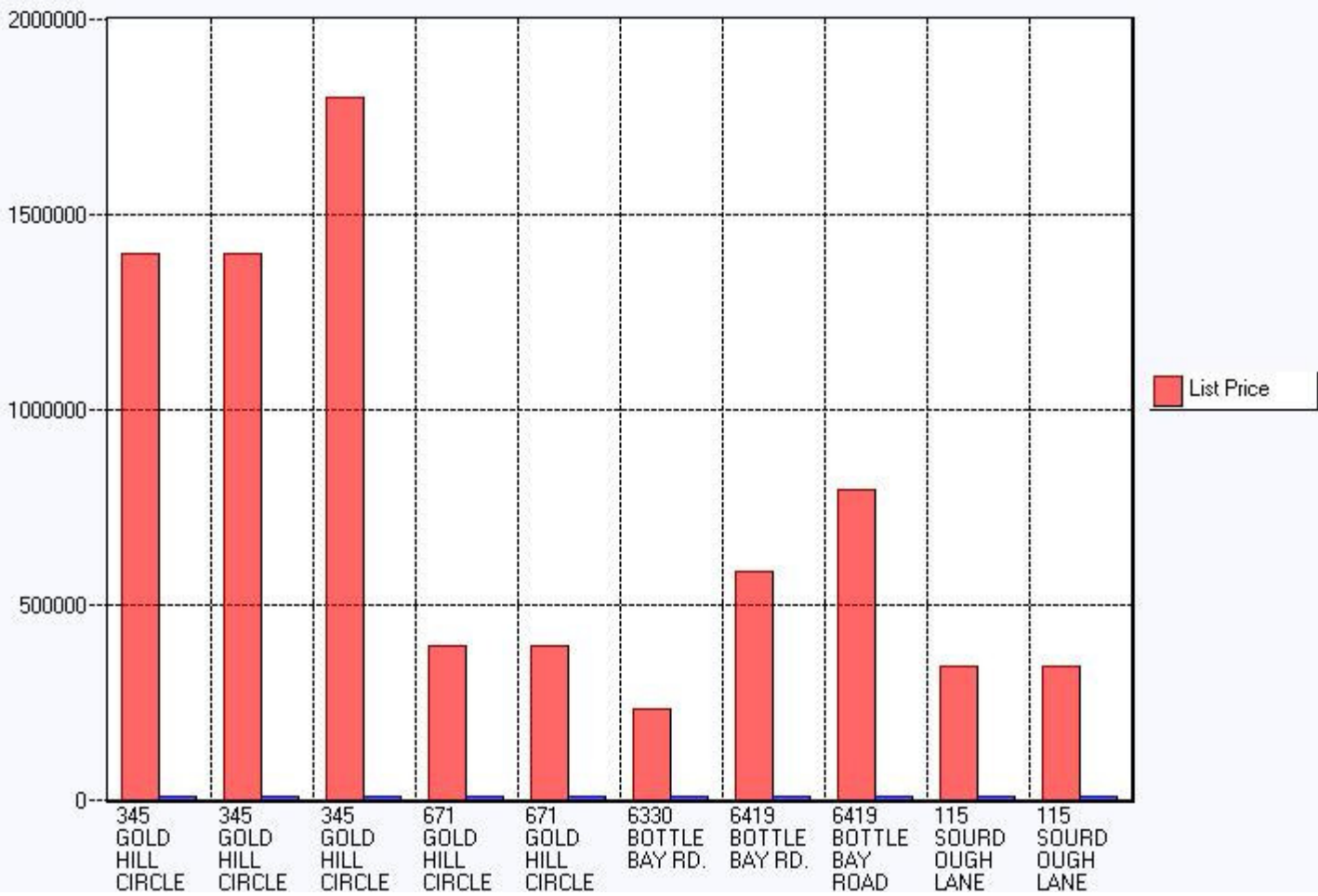
Comparable Property Statistics



Sold Properties

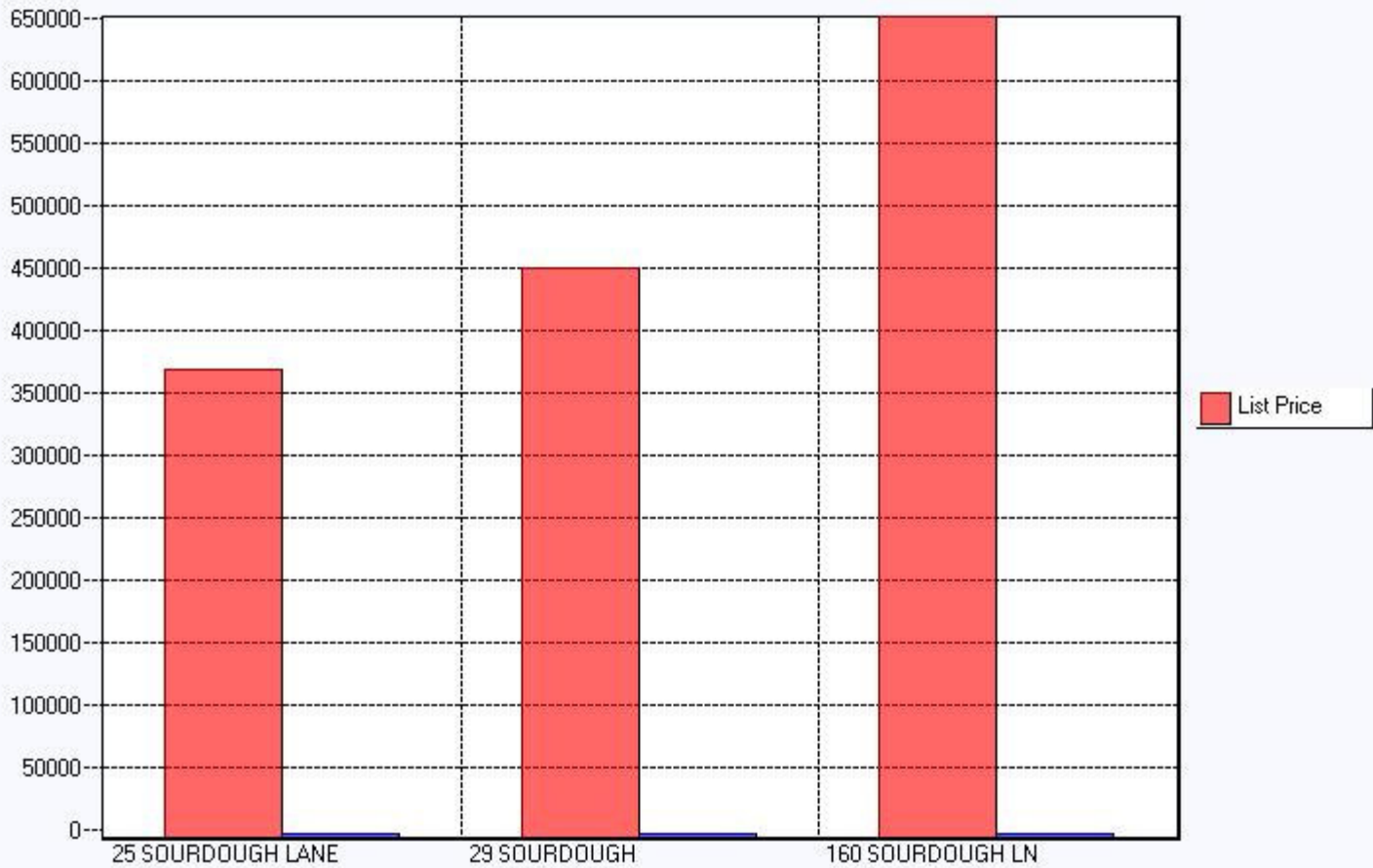
Total # of Listings	1
Lowest Asking Price	\$398,000.00
Average Asking Price	\$398,000.00
Highest Asking Price	\$398,000.00
Lowest Sold Price	\$370,000.00
Average Sold Price	\$370,000.00
Highest Sold Price	\$370,000.00
Average Price/Sq Feet	\$150.77
Average Days On Market	205

Comparable Property Statistics



Expired Properties

Comparable Property Statistics



Expired Properties

Total # of Listings	13
Lowest Asking Price	\$227,500.00
Average Asking Price	\$699,717.00
Highest Asking Price	\$1,795,000.00
Average Price/Sq Feet	\$213.12
Average Days On Market	272

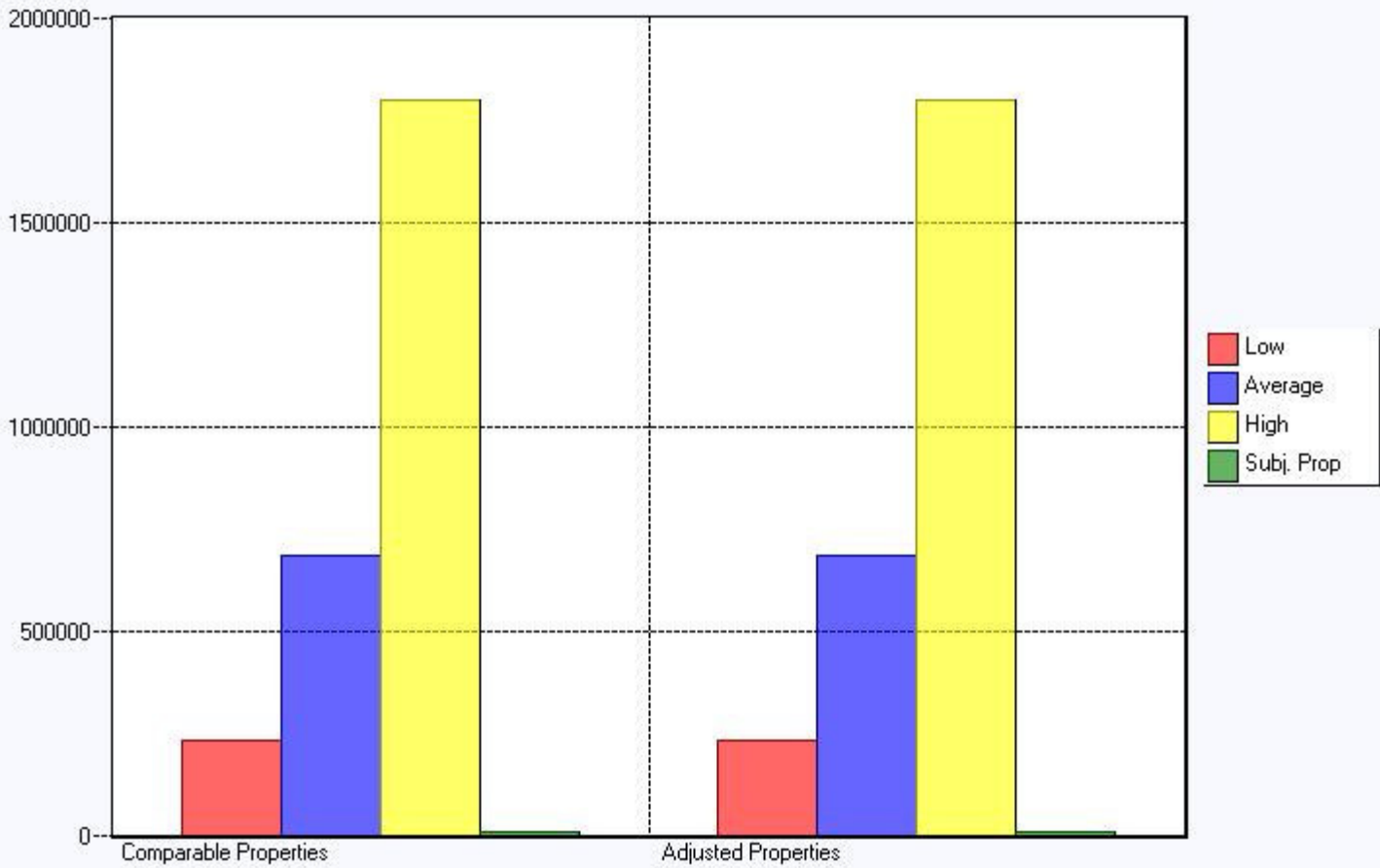
Comparable Property Statistics



Withdrawn Properties

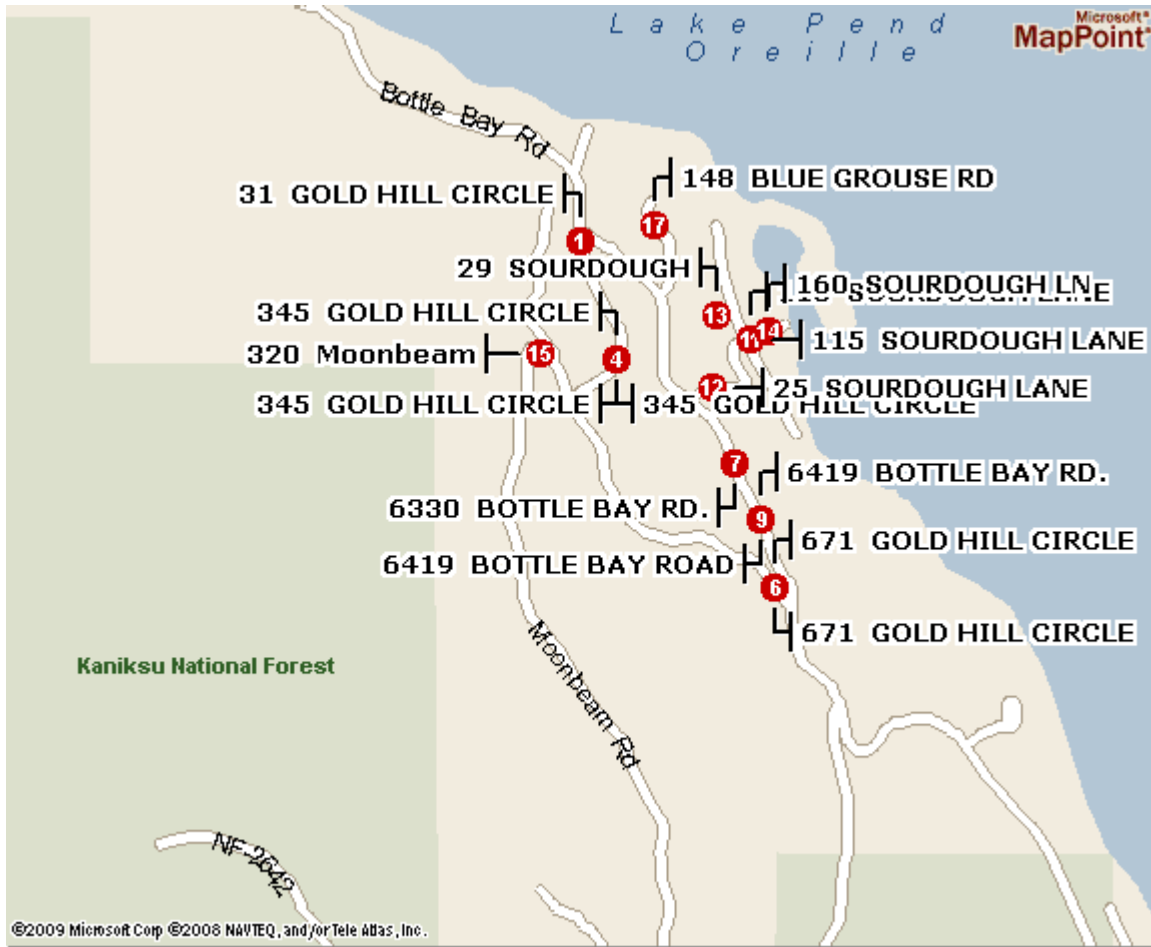
Total # of Listings	3
Lowest Asking Price	\$599,000.00
Average Asking Price	\$682,998.00
Highest Asking Price	\$850,000.00
Average Price/Sq Feet	\$302.24
Average Days On Market	125

Comparable Price Analysis



Comparable Price Analysis	Price
Low	\$227,500
Average	\$677,371
High	\$1,795,000
Adjusted Price Analysis	Adjusted Price
Low	\$227,500
Average	\$677,371
High	\$1,795,000
Suggested List Price	(\$1)

Map of Properties



Map No.	MLS#	Address	City/State/Zip	Price
1	2081345	31 GOLD HILL CIRCLE	Sagle ID 83860	\$370,000
2	2082590	345 GOLD HILL CIRCLE	Sagle ID 83860	\$1,395,000
3	2075398	345 GOLD HILL CIRCLE	Sagle ID 83860	\$1,395,000
4	2063532	345 GOLD HILL CIRCLE	Sagle ID 83860	\$1,795,000
5	2074764	671 GOLD HILL CIRCLE	Sagle ID 83860	\$389,000
6	2064423	671 GOLD HILL CIRCLE	Sagle ID 83860	\$389,000
7	210940	6330 BOTTLE BAY RD.	Sagle ID 83860	\$227,500
8	211209	6419 BOTTLE BAY RD.	Sagle ID 83860	\$579,000
9	211208	6419 BOTTLE BAY ROAD	Sagle ID 83860	\$790,000
10	210892	115 SOURDOUGH LANE	Sagle ID 83860	\$334,900
11	208261	115 SOURDOUGH LANE	Sagle ID 83860	\$334,900
12	210987	25 SOURDOUGH LANE	Sagle ID 83860	\$369,000
13	2082710	29 SOURDOUGH	Sagle ID 83860	\$449,021
14	2083922	160 SOURDOUGH LN	Sagle ID 83860	\$649,000
15	20805420	320 Moonbeam	Sagle ID 83860	\$599,000
16	20805631	388 Less Traveled Road	Sagle ID 83860	\$850,000
17	2081582	148 BLUE GROUSE RD	Sagle ID 83860	\$599,995