

# Crystal Valley Ranch 2011 Sold Home Analysis

Address	Sold Dt	Concession	Sold Price	Orig. Price	Net Price	Diff%	DOM	SqFt	\$/SqFt
2505 Mountain Sky Dr	02/02/11	0	\$235,000	\$285,000	\$235,000	82.5%	177	2317	\$101
648 Eaglestone Dr	10/03/11	\$5,500	\$240,000	\$245,000	\$234,500	95.7%	159	1951	\$120
2478 Flower Field Pl	10/24/11	\$4,000	\$249,000	\$270,000	\$245,000	90.7%	97	2048	\$120
3883 Deer Valley Dr	01/06/12	0	\$250,000	\$308,900	\$250,000	80.9%	180	3261	\$77
3042 Mountain Sky Dr	05/26/11	\$7,500	\$250,000	\$255,900	\$242,500	94.8%	188	2195	\$110
5435 Fawn Ridge Way	08/30/11	\$5,000	\$250,000	\$265,000	\$245,000	92.5%	54	1637	\$150
3630 Deer Valley Dr	08/19/11	0	\$255,000	\$290,000	\$255,000	87.9%	121	2454	\$104
5152 Fawn Ridge Way	12/14/11	0	\$258,000	\$257,000	\$258,000	100.4%	20	2387	\$108
4320 Cameo Ln	11/30/11	\$7,310	\$274,000	\$318,000	\$266,690	83.9%	170	2829	\$94
4197 Eagle Tail Ln	01/28/11	0	\$300,000	\$350,000	\$300,000	85.7%	91	3664	\$82
628 Eaglestone Dr	07/08/11	0	\$304,000	\$319,900	\$304,000	95.0%	74	2829	\$107
4046 Deer Valley Dr	01/07/11	\$4,000	\$312,000	\$317,000	\$308,000	97.2%	123	2778	\$111
2492 Northview Pl	03/03/11	\$1,500	\$317,000	\$329,900	\$315,500	95.6%	11	3004	\$105
4202 Deer Valley Dr	04/13/11	0	\$318,000	\$330,000	\$318,000	96.4%	49	3061	\$104
888 Eaglestone Dr	05/16/11	\$24,054	\$318,000	\$339,900	\$293,946	86.5%	45	3253	\$90
2948 Mountain Sky Dr	05/13/11	\$9,086	\$324,900	\$324,900	\$315,814	97.2%	21	3249	\$97
3965 Aspen Hollow Ct	11/28/11	\$7,000	\$334,900	\$334,900	\$327,900	97.9%	10	3224	\$102
3858 Deer Valley Dr	05/09/11	\$3,350	\$335,000	\$348,500	\$331,650	95.2%	28	3221	\$103
4147 Eagle Tail Ln	12/28/11	\$11,006	\$335,000	\$335,000	\$323,994	96.7%	17	3274	\$99
3702 Deer Valley Dr	02/08/11	\$5,000	\$345,000	\$349,900	\$340,000	97.2%	46	3221	\$106
3873 Aspen Hollow Ct	05/27/11	\$900	\$345,000	\$359,900	\$344,100	95.6%	26	3221	\$107
3051 Mountain Sky Dr	05/13/11	0	\$345,000	\$349,900	\$345,000	98.6%	5	3224	\$107
4307 Opal Ct	10/28/11	0	\$358,000	\$495,000	\$358,000	72.3%	144	3253	\$110
3885 Eagle Tail Ln	10/31/11	0	\$375,000	\$399,800	\$375,000	93.8%	29	3664	\$102
4044 Eagle Tail Ln	09/15/11	0	\$400,000	\$410,000	\$400,000	97.6%	76	3602	\$111
3991 Eagle Tail Ln	03/28/11	0	\$415,000	\$424,900	\$415,000	97.7%	43	3664	\$113
4585 Lions Paw St	05/27/11	0	\$605,000	\$633,000	\$605,000	95.6%	62	2457	\$246
1381 Inwood Pl	10/28/11	\$5,000	\$649,000	\$725,000	\$644,000	88.8%	109	3005	\$214
4425 Lions Paw St	01/05/12	0	\$685,000	\$734,900	\$685,000	90.5%	158	2561	\$260
4513 Lions Paw St	08/05/11	0	\$680,000	\$780,000	\$680,000	87.2%	80	3092	\$220

<<Avg. Net Price: \$351,386 – OLP: \$382,903 – Concession: \$3,340 – Diff%: 91.8 – Sq.Ft: 2,930 – \$/Sq.Ft: \$120 – DOM: 80>>

**Castle Rock Resident & Specialist  
Accredited Luxury Home Consultant**

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**If You Would Like A Further  
Analysis on the Crystal Valley  
Ranch Housing Market,  
Please Feel Free To Contact Me.**

