

# One-Line CMA

Listings as of 06/15/10 at 10:32 AM

Page 1

Property type Residential Status of 'Active', 'Closed', 'Pending', 'Active CAPA', 'Contingent'; Sold Date between '12/15/2009' and '6/15/2010'; Subdivision like =Canyon Pass, =Canyon Pass Dove Mtn.

## ACTIVE Properties

MLS #	Type	Address	BR	Bath	STO	PL	CP	GR	A/C	EVAP	FP	FR	FENC	ACRES	YRBT	OCC	K	Subdivision	L-PRICE	SQFT	\$/SQFT
21001567	SFR	13964 N Copper Sunset Drive	4	4(1 2 1 0)	1	No	0	3	Other	None	2	GTRM	BLCK	1.35	2008	V	Y	Canyon Pass At Dove Mountain(1-48)	\$775,000	4,348	\$178.24
21020544	SFR	4560 W Cush Canyon Loop	4	4(2 1 1 0)	1	Yes	0	3	Zone	None	4	OFFKT	WRIN	1.71	2007	V	Y	Canyon Pass At Dove Mountain(1-48)	\$824,900	4,477	\$184.25
21009656	SFR	14945 N Cush Canyon Place	4	4(2 2 0 0)	1	Yes	0	3	Cent	None	2	OFFKT	CMBO	3.03	2008	V	Y	Canyon Pass At Dove Mountain(1-48)	\$899,000	4,000	\$224.75
21010499	SFR	4138 W Cayton Mountain Drive	3	5(1 2 2 0)	1	Yes	0	3	Cent	None	2	NONE	CMBO	2.51	2009	V	Y	Canyon Pass At Dove Mountain(1-48)	\$899,000	4,390	\$204.78
20920160	SFR	4499 W Hanging Rock Court	4	6(2 2 2 0)	1	Yes	0	3	Zone	None	2	OFFKT	WRIN	1.28	2007	O	Y	Canyon Pass At Dove Mountain(1-48)	\$1,295,000	4,236	\$305.71
21002016	SFR	4602 W Little Dove Place	3	4(1 2 1 0)	1	Yes	0	3	Zone	None	2	OFFKT	MSTC	1	2002	C	Y	Canyon Pass At Dove Mountain(1-48)	\$1,295,000	3,512	\$368.74
21010799	SFR	4250 W Cush Canyon Loop 122	4	4(1 3 0 0)	1	Yes	0	4	Zone	None	3	GTRM	WRIN	3.68	2003	O	Y	Canyon Pass At Dove Mountain(1-48)	\$1,295,000	4,147	\$312.27
21013963	SFR	14157 N Horizon View Lane	3	4(3 0 1 0)	1	Yes	0	3	Zone	None	2	GTRM	MSTC	2.16	2004	V	Y	Canyon Pass At Dove Mountain(1-48)	\$1,395,000	3,703	\$376.72
20935735	SFR	4830 W Dove Nest Place	3	4(1 2 1 0)	1	Yes	0	3	Zone	None	3	GTRM	WRIN	1	2006	O	Y	Canyon Pass At Dove Mountain(1-48)	\$1,495,000	5,047	\$296.22
21013814	SFR	4457 W Random Rock Place	4	5(1 3 1 0)	1	Yes	0	3	Zone	None	3	GTRM	CMBO	1.5	2006	O	Y	Canyon Pass At Dove Mountain(1-48)	\$1,495,000	4,004	\$373.38
21008888	SFR	4896 W Dove Nest Place	4	4(4 0 0 0)	1	Yes	0	3	Cent	None	1	OFFKT	MSTC	1.12	2008	V	Y	Canyon Pass At Dove Mountain(1-48)	\$1,600,000	4,320	\$370.37
20930737	SFR	14975 N Cush Canyon Place	3	4(3 1 0 0)	1	Yes	0	4	Zone	Wall	3	OFFKT	CMBO	1.34	2006	O	N	Canyon Pass At Dove Mountain(1-48)	\$1,695,000	4,394	\$385.75
21001587	SFR	14016 N Dove Canyon Pass	4	6(2 3 0 1)	1	Yes	0	3	Zone	None	2	GTRM	CMBO	2.2	2008	V	N	Canyon Pass At Dove Mountain(1-48)	\$1,780,000	5,600	\$317.86
21010401	SFR	15273 N Pebble Rock Court	4	5(2 2 1 0)	1	Yes	0	4	Zone	None	4	GTRM	MSTC	1.61	2007	V	Y	Canyon Pass At Dove Mountain(1-48)	\$1,795,000	5,202	\$345.06
21022628	SFR	15045 N Cush Cayton Place	4	5(1 2 2 0)	1	Yes	0	5	Zone	None	5	GTRM	WRIN	1.99	2007	O	N	Canyon Pass At Dove Mountain(1-48)	\$2,725,000	5,132	\$530.98
21013308	SFR	14506 N Dove Canyon Pass	4	5(2 1 2 0)	1	Yes	0	3	Zone	None	4	GTRM	CMBO	1.54	2003	O	N	Canyon Pass At Dove Mountain(1-48)	\$2,850,000	6,118	\$465.84

Total Listings 16

Med \$/Sqft: 331.46  
Avg \$/Sqft: 327.56  
Avg DOM: 112

## CONTINGENT Properties

MLS #	Type	Address	BR	Bath	STO	PL	CP	GR	A/C	EVAP	FP	FR	FENC	ACRES	YRBT	OCC	K	Subdivision	L-PRICE	SQFT	\$/SQFT
21013625	SFR	3745 W Diamond Rock Place	4	4(1 2 1 0)	1	Yes	0	3	Zone	None	2	OFFKT	CMBO	1.86	2008	V	Y	Canyon Pass At Dove Mountain(1-48)	\$1,125,000	3,761	\$299.12
21003127	SFR	13909 N Copper Sunset Drive	4	5(1 3 1 0)	1	Yes	0	4	Zone	None	1	GTRM	CMBO	1.25	2009	O	Y	Canyon Pass At Dove Mountain(1-48)	\$1,395,000	4,600	\$303.26

Total Listings 2

Med \$/Sqft: 301.19  
Avg \$/Sqft: 301.19  
Avg DOM: 94

## CLOSED Properties

MLS #	Type	Address	BR	Bath	STO	PL	CP	GR	A/C	FP	FR	ACRES	YRBT	CLS-DATE	FIN	DOM/CDOM	L-PRICE	S-PRICE	SQFT	\$/SQFT
20917640	SFR	15040 N Cush Cayton Place	5	5(4 0 1 0)	1	Yes	0	3	Other	2	GTRM	1.58	2009	02/23/2010	CASH	219/219	\$825,000	\$660,000	5,237	126.02
21010673	SFR	3797 W Cayton Mountain Drive	4	4(3 0 1 0)	1	Yes	0	3	Zone	3	OFFKT	1.58	2009	05/21/2010		35/38	\$849,650	\$780,000	4,631	168.43
20922935	SFR	15185 N Gallery Overlook Place	3	4(2 1 1 0)	1	Yes	0	3	Zone	3	OFFKT	2.07	2006	02/19/2010	CONV	147/434	\$1,275,000	\$1,140,000	4,500	253.33
21004455	SFR	4420 W Random Rock Place	4	5(2 2 1 0)	1	Yes	0	4	Zone	2	GTRM	1.5	2005	04/15/2010	CASH	50/50	\$1,299,999	\$1,150,000	4,672	246.14
20936511	SFR	4841 W Lone Dove Drive 1	4	5(2 2 1 0)	1	Yes	0	3	Zone	3	OFFKT	1.81	2007	04/02/2010	CASH	86/970	\$1,495,000	\$1,168,888	4,580	255.21
20922797	SFR	14091 N Horizon View Lane	4	4(3 0 1 0)	1	Yes	0	3	Zone	2	OFFKT	3.55	2008	03/19/2010	CASH	208/417	\$1,999,999	\$1,500,000	5,593	268.19

Total Listings 6

Med \$/Sqft: 249.74  
Avg \$/Sqft: 219.56  
Avg DOM: 124

Report Count 24

# One-Line CMA

Listings as of 06/15/10 at 10:32 AM

Page 2

## Summary

---

Status	Total	Average Price	Low Price	High Price	Median	Avg DOM
Active	16	\$1,507,056	\$775,000	\$2,850,000	\$1,445,000	112
Contingent	2	\$1,260,000	\$1,125,000	\$1,395,000	\$1,260,000	94
Closed	6	\$1,066,481	\$660,000	\$1,500,000	\$1,145,000	124
<b>Total</b>	<b>24</b>	<b>\$1,432,398</b>	<b>\$775,000</b>	<b>\$2,850,000</b>	<b>\$1,295,000</b>	<b>113</b>
<b>Price Differential</b>	<b>83.81</b>					