

**SNOWMASS VILLAGE – SINGLE FAMILY RESIDENTIAL SALES FOR 2023/2024**

*Appraisal date: June 30, 2022*

ACCT#	LEGAL DESCRIPTION	NBHD	SITE ADDRESS	LAND SIZE	QUALITY	HEATED		MARKET ADJ		VALIDITY
						AREA	SALE DATE	SALE PRICE	SALE PRICE	
R011775	FOX RUN Lot: 12	107011	124 FOX LN	<b>54097</b>	5 - V GOOD	5,559	12/28/2021	6,875,000	<b>8,800,000</b>	Qualified/Valid
R011777	FOX RUN Lot: 14	107011	190 FOX LN	<b>54988</b>	5 - V GOOD	4,676	10/28/2021	8,800,000	<b>12,230,240</b>	Qualified/Valid
R011779	FOX RUN Lot: 16	107011	133 FOX LN	<b>40753</b>	4 - GOOD	5,043	2/12/2021	3,555,000	<b>6,866,289</b>	Qualified/Invalid
R011780	FOX RUN Lot: 17	107011	189 FOX LN	<b>47216</b>	5 - V GOOD	4,385	7/20/2021	4,750,000	<b>7,468,425</b>	Qualified/Valid
R011786	FOX RUN Lot: 23	107011	955 FOX RUN DR	<b>36844</b>	5 - V GOOD	4,889	5/14/2021	6,150,000	<b>10,499,280</b>	Qualified/Valid
R001696	WOODRUN UNIT ONE Lot: 54	107021	109 EDGEWOOD LN	<b>31154</b>	5 - V GOOD	4,392	2/16/2022	5,750,000	<b>6,778,675</b>	Qualified/Invalid
R001837	WOODRUN UNIT ONE Lot: 69	107021	261 EDGEWOOD LN	<b>23699</b>	5 - V GOOD	3,898	4/5/2021	5,900,000	<b>10,495,510</b>	Qualified/Valid
R001856	WOODRUN UNIT TWO Lot: 2	107021	25 JANS LN	<b>24357</b>	5 - V GOOD	5,250	1/26/2021	7,550,000	<b>15,195,130</b>	Qualified/Valid
R001891	WOODRUN UNIT ONE Lot: 87	107021	144 BRIDGE LN	<b>35404</b>	6 - EXCELLENT	5,015	5/26/2021	8,650,000	<b>14,681,920</b>	Qualified/Valid
R001917	WOODRUN UNIT ONE Lot: 110	107021	84 PINE LN	<b>33294</b>	6 - EXCELLENT	4,425	3/13/2021	5,475,000	<b>10,148,460</b>	Qualified/Valid
R002020	WOODRUN UNIT ONE Lot: 95	107021	1609 WOOD RD	<b>43896</b>	6 - EXCELLENT	4,791	8/17/2021	7,530,000	<b>11,332,590</b>	Qualified/Valid
R002028	WOODRUN UNIT ONE Lot: 29	107021	1234 WOOD RD	<b>35456</b>	3 - AVERAGE	2,664	6/6/2022	3,350,000	<b>3,350,000</b>	Qualified/Invalid
R002149	WOODRUN UNIT TWO Lot: 5 SKI LOT	107021	65 JANS LN	<b>35258</b>	3 - AVERAGE	2,158	4/14/2022	6,000,000	<b>6,514,800</b>	Qualified/Valid
R002223	WOODRUN UNIT ONE Lot: 76	107021	126 EDGEWOOD LN	<b>34210</b>	3 - AVERAGE	4,792	4/12/2022	7,350,000	<b>7,980,630</b>	Qualified/Valid
R002431	WOODRUN UNIT ONE Lot: 85	107021	234 BRIDGE LN	<b>29370</b>	5 - V GOOD	3,700	5/18/2022	9,750,000	<b>10,158,458</b>	Qualified/Valid
R002605	WOODRUN UNIT TWO Lot: 1	107021	1775 WOOD RD	<b>22450</b>	5 - V GOOD	3,640	4/23/2021	4,550,000	<b>8,093,995</b>	Qualified/Valid
R002663	WOODRUN UNIT ONE Lot: 72	107021	546 EDGEWOOD LN	<b>32235</b>	6 - EXCELLENT	4,292	6/25/2021	8,050,000	<b>13,189,120</b>	Qualified/Valid
R002715	WOODRUN UNIT ONE Lot: 56	107021	1061 WOOD RD	<b>39584</b>	6 - EXCELLENT	5,100	6/14/2022	7,500,000	<b>7,500,000</b>	Qualified/Invalid
R002723	WOODRUN UNIT ONE Lot: 80	107021	234 EDGEWOOD LN	<b>28994</b>	4 - GOOD	2,928	3/16/2022	5,100,000	<b>5,767,311</b>	Qualified/Valid
R002933	WOODRUN UNIT ONE Lot: 51	107021	1457 WOOD RD	<b>42942</b>	6 - EXCELLENT	5,023	1/4/2021	8,947,500	<b>18,007,738</b>	Qualified/Valid
R003113	WOODRUN UNIT ONE Lot: 38	107021	1400 WOOD RD	<b>32935</b>	6 - EXCELLENT	4,644	3/22/2022	10,000,000	<b>11,314,000</b>	Qualified/Valid
R008115	WOODRUN UNIT ONE Lot: 42	107021	99 FOREST LN	<b>24719</b>	4 - GOOD	3,219	8/12/2021	4,500,000	<b>6,790,500</b>	Qualified/Valid
R008973	WOODRUN UNIT FOUR Lot: 3	107021	85 PINE LN	<b>50248</b>	5 - V GOOD	4,542	4/14/2021	5,250,000	<b>9,339,225</b>	Qualified/Invalid
R018632	WOODRUN UNIT ONE Lot: 8	107021	739 EDGEWOOD LN	<b>0.94</b>	6 - EXCELLENT	4,620	4/20/2021	6,215,000	<b>11,055,863</b>	Qualified/Valid
R001560	RIDGE RUN UNIT 1 Lot: 74	107031	36 VIEW RIDGE LN	<b>0.69</b>	5 - V GOOD	3,980	4/23/2021	3,375,000	<b>5,968,209</b>	Qualified/Invalid
R001590	RIDGE RUN UNIT 3 Lot: 6	107031	18 BUCK LN	<b>0.82</b>	4 - GOOD	4,927	4/6/2021	4,025,000	<b>7,160,072</b>	Qualified/Valid
R001604	RIDGE RUN UNIT 2 Lot: 7	107031	50 DEER LN	<b>47150</b>	4 - GOOD	3,474	9/15/2021	3,195,000	<b>4,625,955</b>	Qualified/Invalid
R001662	RIDGE RUN UNIT 1 Lot: 61	107031	40 MAPLE RIDGE LN	<b>0.9</b>	5 - V GOOD	4,414	4/20/2022	5,026,805	<b>5,458,104</b>	Qualified/Valid
R001664	RIDGE RUN UNIT 2 Lot: 6	107031	70 DEER LN	<b>43560</b>	4 - GOOD	4,081	7/1/2021	3,800,000	<b>5,974,740</b>	Qualified/Valid
R001683	RIDGE RUN UNIT 3 Lot: 4	107031	1215 FARAWAY LN	<b>0.73</b>	4 - GOOD	5,241	10/27/2021	4,000,000	<b>5,559,200</b>	Qualified/Valid
R001878	RIDGE RUN UNIT 3 Lot: 50	107031	45 ERMINE LN	<b>0.84</b>	5 - V GOOD	4,531	12/10/2021	5,700,000	<b>7,296,000</b>	Qualified/Valid
R002122	RIDGE RUN UNIT 1 Lot: 46	107031	316 MAPLE RIDGE LN	<b>31114</b>	6 - EXCELLENT	4,397	11/12/2021	6,056,045	<b>8,076,947</b>	Qualified/Valid
R002202	RIDGE RUN UNIT 1 Lot: 84	107031	1173 FARAWAY RD	<b>36575</b>	5 - V GOOD	4,176	9/30/2021	6,900,000	<b>9,991,890</b>	Qualified/Valid
R002390	RIDGE RUN UNIT 1 Lot: 76	107031	964 FARAWAY RD	<b>33639</b>	5 - V GOOD	3,954	11/17/2021	4,000,000	<b>5,334,800</b>	Qualified/Valid
R002430	RIDGE RUN UNIT 2 Lot: 12	107031	342 RIDGE RD	<b>36173</b>	5 - V GOOD	4,439	11/12/2021	6,250,000	<b>8,335,625</b>	Qualified/Valid

R002632	RIDGE RUN UNIT 1 Lot: 31	107031	497 FARAWAY RD	<b>0.7</b>	4 - GOOD	3,535	6/24/2021	3,000,000	<b>4,915,200</b>	Qualified/Valid
R002830	RIDGE RUN UNIT 1 Lot: 87	107031	1047 FARAWAY RD	<b>45192</b>	3 - AVERAGE	1,846	6/3/2022	2,925,000	<b>2,925,000</b>	Qualified/Valid
R008993	RIDGE RUN UNIT 4 Lot: 16	107031	246 STELLAR LN	<b>0.57</b>	5 - V GOOD	3,881	4/18/2021	3,810,000	<b>6,777,609</b>	Qualified/Valid
R008994	RIDGE RUN UNIT 4 Lot: 17	107031	121 ANTLER RIDGE LN	<b>0.56</b>	6 - EXCELLENT	3,564	5/18/2021	5,300,000	<b>9,048,160</b>	Qualified/Valid
R008998	RIDGE RUN UNIT 4 Lot: 21	107031	244 ANTLER RIDGE LN	<b>0.77</b>	5 - V GOOD	4,314	11/5/2021	5,800,000	<b>7,735,460</b>	Qualified/Valid
R009003	RIDGE RUN UNIT 4 Lot: 26	107031	172 ANTLER RIDGE LN	<b>0.99</b>	6 - EXCELLENT	5,091	6/20/2022	4,560,000	<b>4,560,000</b>	Qualified/Invalid
R009010	RIDGE RUN UNIT 4 Lot: 33	107031	61 BABY DOE LN	<b>1</b>	5 - V GOOD	4,519	6/6/2022	7,450,000	<b>7,445,000</b>	Qualified/Valid
R009016	RIDGE RUN UNIT 4 Lot: 39	107031	135 BABY DOE LN	<b>0.47</b>	5 - V GOOD	3,058	11/19/2021	5,200,000	<b>6,935,240</b>	Qualified/Valid
R011806	FARAWAY RANCH SOUTH Lot: M PARCEL M	107031	415 RIDGE RD	<b>1.097</b>	6 - EXCELLENT	5,262	5/7/2021	6,050,000	<b>10,326,852</b>	Qualified/Valid
R002652	MELTON RANCH UNIT ONE Lot: 36	107041	295 TERRACE DR	<b>18275</b>	3 - AVERAGE	1,886	9/13/2021	2,500,000	<b>3,620,250</b>	Qualified/Invalid
R001681	MELTON RANCH UNIT ONE Lot: 58	107041	3843 BRUSH CREEK RD	<b>22984</b>	3 - AVERAGE	2,240	8/4/2021	2,000,000	<b>3,018,000</b>	Qualified/Valid
R001757	WILDOAK UNIT ONE Block: 1 Lot: 10 FILING NO 1	107041	685 OAK RIDGE RD	<b>5.3</b>	5 - V GOOD	6,974	10/18/2021	5,614,000	<b>7,802,337</b>	Qualified/Valid
R001773	MELTON RANCH UNIT THREE Block: 3 Lot: 7	107041	84 LEMOND PL	<b>24712</b>	4 - GOOD	2,460	4/20/2022	4,176,809	<b>4,535,179</b>	Qualified/Valid
R001973	MELTON RANCH UNIT ONE Lot: 23	107041	450 TERRACE DR	<b>1.33</b>	5 - V GOOD	5,550	3/4/2022	7,950,000	<b>8,994,630</b>	Qualified/Valid
R002032	MELTON RANCH UNIT THREE Block: 3 Lot: 20	107041	49 SINCLAIR LN	<b>27890</b>	3 - AVERAGE	3,270	9/20/2021	2,100,000	<b>3,041,010</b>	Qualified/Valid
R002186	WILDRIDGE UNIT ONE Block: 1 Lot: 12	107041	300 OAK RIDGE RD	<b>44029</b>	4 - GOOD	4,412	12/3/2021	4,150,000	<b>5,312,000</b>	Qualified/Valid
R002304	MELTON RANCH UNIT ONE Lot: 5	107041	31 MARTINGALE LN	<b>25657</b>	5 - V GOOD	3,831	2/28/2022	6,495,000	<b>7,598,010</b>	Qualified/Valid
R002466	MELTON RANCH UNIT TWO Lot: 37	107041	590 MEADOW RD	<b>20600</b>	5 - V GOOD	4,561	4/11/2022	4,000,000	<b>4,343,200</b>	Qualified/Invalid
R002610	WILDRIDGE UNIT TWO Lot: 15	107041	642 SINCLAIR RD	<b>20670</b>	4 - GOOD	3,323	9/20/2021	3,825,000	<b>5,538,258</b>	Qualified/Invalid
R002642	WILDRIDGE UNIT TWO Lot: 43	107041	339 LEMOND PL	<b>25311</b>	5 - V GOOD	3,508	7/20/2021	4,000,000	<b>6,289,200</b>	Qualified/Valid
R002791	WILDRIDGE UNIT TWO Lot: 32	107041	9 LEMOND CIR	<b>18430</b>	4 - GOOD	3,086	3/12/2021	2,650,000	<b>4,912,040</b>	Qualified/Invalid
R002805	WILDRIDGE UNIT TWO Lot: 8	107041	856 SINCLAIR RD	<b>15375</b>	4 - GOOD	2,489	6/4/2022	3,650,000	<b>3,650,000</b>	Qualified/Valid
R002879	WILDRIDGE UNIT ONE Lot: 1	107041	30 OAK RIDGE RD	<b>33696</b>	5 - V GOOD	4,320	4/6/2022	5,950,000	<b>6,455,081</b>	Qualified/Valid
R002884	MELTON RANCH UNIT TWO Lot: 7	107041	126 MEADOW RD	<b>20859</b>	4 - GOOD	2,814	3/16/2021	2,650,000	<b>4,912,040</b>	Qualified/Invalid
R002923	MELTON RANCH UNIT THREE Block: 3 Lot: 12	107041	500 SINCLAIR RD	<b>43684</b>	5 - V GOOD	4,641	5/19/2022	6,272,500	<b>6,535,945</b>	Qualified/Valid
R003013	MELTON RANCH UNIT THREE Block: 3 Lot: 10	107041	67 LEMOND PL	<b>29804</b>	3 - AVERAGE	2,642	8/31/2021	2,245,000	<b>3,387,705</b>	Qualified/Invalid
R001781	COUNTRY CLUB UNIT 1 Lot: 7	107051	193 FAIRWAY DR	<b>6945</b>	5 - V GOOD	2,552	4/5/2021	4,459,000	<b>7,932,115</b>	Qualified/Valid
R001938	COUNTRY CLUB UNIT 1 Lot: 28	107051	96 FAIRWAY DR	<b>7345</b>	4 - GOOD	2,827	2/11/2021	1,470,000	<b>2,839,305</b>	Qualified/Invalid
R002197	COUNTRY CLUB UNIT 1 Lot: 21	107051	21 BEAVER CT	<b>9197</b>	4 - GOOD	2,761	9/29/2021	3,707,000	<b>5,368,106</b>	Qualified/Valid
R002750	COUNTRY CLUB UNIT 1 Lot: 6	107051	161 FAIRWAY DR	<b>8817</b>	4 - GOOD	2,949	1/3/2022	5,750,000	<b>7,063,300</b>	Qualified/Valid
R002756	COUNTRY CLUB UNIT 1 Lot: 9	107051	257 FAIRWAY DR	<b>8487</b>	4 - GOOD	2,836	5/17/2021	4,895,000	<b>8,356,744</b>	Qualified/Valid
R003014	COUNTRY CLUB UNIT 1 Lot: 18	107051	400 FAIRWAY DR	<b>7899</b>	4 - GOOD	2,648	11/17/2021	3,795,000	<b>5,061,391</b>	Qualified/Valid
R013588	HORSE RANCH Lot: 88	107061	23 COLT CIR	<b>9350</b>	4 - GOOD	2,881	3/12/2021	3,075,000	<b>5,699,634</b>	Qualified/Invalid
R013592	HORSE RANCH Lot: 25	107061	48 SPUR RIDGE LN	<b>19300</b>	5 - V GOOD	3,978	4/30/2021	5,300,000	<b>9,428,170</b>	Qualified/Valid
R013617	HORSE RANCH Lot: 50	107061	52 TRAIL RIDER LN	<b>31987</b>	5 - V GOOD	2,798	1/29/2021	3,295,000	<b>6,631,517</b>	Qualified/Valid
R013619	HORSE RANCH Lot: 52	107061	875 HORSE RANCH DR	<b>28753</b>	5 - V GOOD	3,479	6/11/2021	3,750,000	<b>6,062,080</b>	Qualified/Valid
R013622	HORSE RANCH Lot: 55	107061	115 SADDLEBACK LN	<b>43378</b>	6 - EXCELLENT	4,636	8/20/2021	5,100,000	<b>7,695,900</b>	Qualified/Invalid
R013626	HORSE RANCH Lot: 59	107061	180 SADDLEBACK LN	<b>58331</b>	6 - EXCELLENT	6,236	5/13/2021	8,000,000	<b>13,657,600</b>	Qualified/Valid
R013631	HORSE RANCH Lot: 64	107061	1041 HORSE RANCH DR	<b>38397</b>	6 - EXCELLENT	4,898	12/14/2021	6,850,000	<b>8,768,000</b>	Qualified/Valid
R013633	HORSE RANCH Lot: 66	107061	1044 HORSE RANCH DR	<b>35761</b>	5 - V GOOD	5,000	6/3/2022	7,250,000	<b>7,249,000</b>	Qualified/Valid

R013634	HORSE RANCH Lot: 67	107061	1116 HORSE RANCH DR	<b>29507</b>	5 - V GOOD	5,225	7/16/2021	5,600,000	<b>8,800,949</b>	Qualified/Valid
R013637	HORSE RANCH Lot: 70	107061	1180 HORSE RANCH DR	<b>55020</b>	5 - V GOOD	4,983	1/17/2022	5,216,000	<b>6,407,334</b>	Qualified/Invalid
R013651	HORSE RANCH Lot: 84	107061	17 STIRRUP CIR	<b>11585</b>	4 - GOOD	3,000	2/16/2022	4,400,000	<b>5,187,160</b>	Qualified/Valid
R012859	DIVIDE Lot: 2	107081	227 PINON DR	<b>1.1</b>	6 - EXCELLENT	5,825	6/10/2021	12,300,000	<b>20,152,320</b>	Qualified/Valid
R012867	DIVIDE Lot: 11	107081	379 DIVIDE DR	<b>2.3</b>	6 - EXCELLENT	5,507	10/15/2021	9,200,000	<b>12,786,160</b>	Qualified/Valid
R012875	DIVIDE Lot: 19	107081	776 DIVIDE DR	<b>1.21</b>	5 - V GOOD	5,481	2/3/2021	5,280,000	<b>10,198,320</b>	Qualified/Valid
R012886	DIVIDE Lot: 30	107081	189 ASPEN WY	<b>0.99</b>	6 - EXCELLENT	5,514	4/20/2022	12,000,000	<b>13,029,600</b>	Qualified/Valid
R014824	TWO CREEKS (EAST VILLAGE) Lot: 4	107082	641 TWO CREEKS DR	<b>4.226</b>	6 - EXCELLENT	5,337	7/7/2021	8,350,000	<b>13,126,346</b>	Qualified/Valid
R014829	TWO CREEKS (EAST VILLAGE) Lot: 9	107082	115 BLUE SPRUCE LN	<b>2.344</b>	6 - EXCELLENT	5,743	3/30/2021	8,495,000	<b>15,737,064</b>	Qualified/Valid
R014851	TWO CREEKS (EAST VILLAGE) Lot: 31	107082	1000 TWO CREEKS DR	<b>2.147</b>	6 - EXCELLENT	5,456	9/21/2021	9,000,000	<b>13,031,451</b>	Qualified/Valid
R014867	TWO CREEKS (EAST VILLAGE) Lot: 47	107082	260 EAST FORK LN	<b>1.741</b>	6 - EXCELLENT	6,069	9/8/2021	10,440,000	<b>15,118,164</b>	Qualified/Valid
R014878	PINES (EAST VILLAGE) Lot: 7	107083	404 SPRUCE RIDGE LN	<b>1.545</b>	6 - EXCELLENT	5,028	9/16/2021	8,500,000	<b>12,308,850</b>	Qualified/Valid
R014892	PINES (EAST VILLAGE) Lot: 21	107083	211 PINE CREST DR	<b>1.453</b>	6 - EXCELLENT	5,459	5/4/2021	6,950,000	<b>11,865,040</b>	Qualified/Valid
R014903	PINES (EAST VILLAGE) Lot: 32	107083	720 PINE CREST DR	<b>0.946</b>	6 - EXCELLENT	5,683	4/28/2021	7,250,000	<b>12,897,025</b>	Qualified/Valid
R014904	PINES (EAST VILLAGE) Lot: 33	107083	828 PINE CREST LN	<b>1.121</b>	6 - EXCELLENT	5,638	5/12/2021	8,100,000	<b>13,828,320</b>	Qualified/Valid
R014907	PINES (EAST VILLAGE) Lot: 36	107083	916 PINE CREST DR	<b>5.665</b>	7 - SUPERIOR	8,534	4/21/2022	18,250,000	<b>19,815,850</b>	Qualified/Valid
R014912	PINES (EAST VILLAGE) Lot: 41	107083	651 PINE CREST DR	<b>2.677</b>	6 - EXCELLENT	5,442	10/21/2021	9,500,000	<b>13,201,710</b>	Qualified/Valid
R014917	PINES (EAST VILLAGE) Lot: 46	107083	389 PINE CREST DR	<b>0.725</b>	6 - EXCELLENT	5,419	12/23/2021	11,000,000	<b>14,080,000</b>	Qualified/Valid
R014921	PINES (EAST VILLAGE) Lot: 50	107083	131 SLOPESIDE LN	<b>0.686</b>	6 - EXCELLENT	5,430	9/15/2021	9,000,000	<b>13,032,900</b>	Qualified/Invalid
R013017	EAST OWL CREEK Lot: 14	107091	821 CLUNY RD	<b>4</b>	6 - EXCELLENT	6,521	12/27/2021	12,490,000	<b>15,955,200</b>	Qualified/Valid
R012303	OWL CREEK RANCH Lot: 5	107093	600 OWL CREEK RANCH	<b>60.78</b>	7 - SUPERIOR	12,312	5/11/2021	40,000,000	<b>67,861,200</b>	Qualified/Invalid
R019830	SINCLAIR MEADOWS Lot: 2	107095	324 GAMBEL WY	<b>16169</b>	5 - V GOOD	2,732	2/25/2021	4,300,000	<b>8,300,621</b>	Qualified/Valid
R019840	SINCLAIR MEADOWS Lot: 12	107095	189 GAMBEL WY	<b>13356</b>	4 - GOOD	2,322	8/24/2021	3,760,000	<b>5,673,689</b>	Qualified/Valid

*\*A sale marked invalid means that the property changed after the sale such as a remodel, addition, or demo of the prior home.*