

Blackcomb Springs Analysis

7-24-2023
Denise Brown



DENISE BROWN
Your Real Estate Goals
My Experience. Simple



Active Listings				Date	Today's		Original	Last	Current		List Price
Unit	Beds	Baths	Size	Listed	Date	DOM	List Price	List Price	List Price	IUD	Per IUD
249	1	1	588	13-Mar-23	17-Jul-23	126	\$ 600,000	\$ 575,000	\$ 530,000	420	\$ 1,261.90
629	1	1	560	23-Jun-23	17-Jul-23	24	\$ 549,000	\$ 549,000	\$ 549,000	440	\$ 1,247.73
352	2	2	807	1-May-22	17-Jul-23	472	\$ 899,000	\$ 865,000	\$ 819,000	578	\$ 1,416.96

Recent Sales				Date	Sold	Days on	Original	Last	Sold		List Price
Unit	Beds	Baths	Size	Listed	Date	Market	List Price	List Price	Price	IUD	Per IUD
514	0.5	1	498	6-23-2023	6-23-2023	1	\$ 445,000	\$ 445,000	\$ 445,000	324	\$ 1,373.46
440	0.5	1	419	25-Feb-23	2-Mar-23	5	\$ 375,000	\$ 375,000	\$ 375,000	294	\$ 1,275.51
505	2	2	1016	12-12-2022	12-16-2022	4	\$ 899,000	\$ 899,000	\$ 875,000	758	\$1,154.35
414	0.5	1	500	17-Oct-22	28-Nov-22	42	\$ 398,000	\$ 398,000	\$ 385,000	316	\$1,218.35
606	2	2	901	10-Sep-22	11-Sep-22	1	\$ 800,000	\$ 800,000	\$ 800,000	710	\$1,126.76
448	1	1	547	21-Jul-22	23-Jul-22	2	\$ 530,000	\$ 530,000	\$ 560,000	430	\$1,302.33
245	0.5	1	477	15-Jul-22	27-Jul-22	12	\$ 389,000	\$ 389,000	\$ 389,000	346	\$1,124.28
426	2	2	786	24-May-22	27-May-22	3	\$ 749,000	\$ 749,000	\$ 752,000	570	\$1,319.30
607	1	1	546	10-Mar-22	21-Mar-22	11	\$ 499,000	\$ 499,000	\$ 515,000	450	\$1,144.44
325	0.5	1	489	2-Feb-22	15-Feb-22	13	\$ 475,000	\$ 465,000	\$ 455,000	330	\$1,378.79
313	0.5	1	422	26-Jan-22	31-Jan-22	5	\$ 375,000	\$ 375,000	\$ 405,000	292	\$1,386.99
540	0.5	1	422	14-Jan-22	16-Jan-22	2	\$ 319,000	\$ 319,000	\$ 335,000	318	\$1,053.46
448	1	1	560	10-Dec-21	15-Dec-21	5	\$ 400,000	\$ 400,000	\$ 410,000	430	\$953.49
336	0.5	1	437	15-Jul-21	9-Nov-21	117	\$ 299,000	\$ 299,000	\$ 282,000	280	\$1,007.14
517	0.5	1	419	6-May-21	7-May-21	1	\$ 259,000	\$ 259,000	\$ 260,000	298	\$872.48
309	0.5	1	422	3-May-21	3-May-21	0	\$ 259,000	\$ 259,000	\$ 265,000	292	\$907.53
536	0.5	1	424	26-Mar-21	1-Apr-21	6	\$ 262,000	\$ 249,000	\$ 245,000	310	\$790.32
437	0.5	1	425	30-Mar-21	31-Mar-21	1	\$ 245,000	\$ 245,000	\$ 250,000	292	\$856.16
512	0.5	1	432	3-3-2021	3-5-2021	2	\$ 249,000	\$ 249,000	\$ 249,000	306	\$813.73
514	0.5	1	498	3-10-2021	3-15-2021	5	\$ 249,900	\$ 249,900	\$ 251,500	324	\$776.23
522	0.5	1	420	3-2-2021	3-5-2021	3	\$ 238,500	\$ 238,500	\$ 231,100	302	\$765.23
627	0.5	1	428	9-7-2020	1-4-2021	119	\$ 233,000	\$ 233,000	\$ 230,000	340	\$676.47
323	0.5	1	432	8-7-2020	12-3-2020	118	\$ 227,500	\$ 227,500	\$ 222,000	284	\$781.69
617	0.5	1	420	5-8-2020	11-30-2020	206	\$ 235,000	\$ 235,000	\$ 225,000	330	\$681.82
616	0.5	1	420	9-25-2020	10-29-2020	34	\$ 230,000	\$ 230,000	\$ 222,500	330	\$674.24
503	2	2	788	9-4-2020	9-30-2020	26	\$ 475,000	\$ 475,000	\$ 485,000	616	\$787.34
513	0.5	1	420	2-28-2020	6-30-2020	123	\$ 225,000	\$ 225,000	\$ 223,000	306	\$728.76

2 bedroom sale in Nov 2022
A decrease of 14.28%

1 bedroom sale in July
An increase of 13.8%
2 bedroom sale in May 2022
1 bedroom sale in March

Average studio \$722.64
one bedroom \$743.34

629	1	1	316	5-23-2020	6-30-2020	38	\$ 299,000	\$ 299,000	\$ 299,000	440	\$679.55
513	0.5	1	432	2-28-2020	3-19-2020	20	\$ 235,000	\$ 225,000	\$ 223,000	306	\$728.76
437	0.5	1	425	7-29-2019	9-3-2019	36	\$ 225,000	\$ 225,000	\$ 210,000	292	\$719.18
525	1	1	710	6-13-2019	8-19-2019	67	\$ 349,000	\$ 349,000	\$ 320,000	468	\$683.76
334	1	1	596	4-17-2019	5-31-2019	44	\$ 318,000	\$ 318,000	\$ 305,000	370	\$824.32
301	2	2	807	3-4-2019	3-27-2019	23	\$ 419,000	\$ 419,000	\$ 419,000	566	\$740.28
425	0.5	1	485	1-22-2019	3-21-2019	58	\$ 265,000	\$ 265,000	\$ 250,000	336	\$744.05
534	1	1	594	1-19-2019	3-7-2019	47	\$ 319,000	\$ 319,000	\$ 308,000	392	\$785.71
305	2	2	807	1-10-2019	2-4-2019	25	\$ 399,000	\$ 399,000	\$ 399,000	600	\$665.00
						AVERAGE					
						62					

Two bedroom
\$730.87

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