

Alpine Meadows Analysis of Sales early 2022 for Property Tax Purposes  
 Prepared by Denise Brown  
 14-Jan-23



Active Listings	Beds	Baths	Suite	Home SF	Lot SF	Date Listed	Today's Date	DOM	Original List Price	Current List Price	Home Price Per SF	Lot Price per SF
8341 Needles Drive	2.5	3		1606	12387	11-30-2022	14-Jan-23	44		\$1,999,000	\$1,244.71	\$ 161.38
8460 Matterhorn Drive	5	2		2076	12240	09-15-2022	14-Jan-23	120		\$2,900,000	\$1,396.92	\$ 236.93
8656 Lakewood Court	3.5	3	0.5	2110	9236	05-06-2022	14-Jan-23	252	\$3,779,500	\$2,995,000	\$1,419.43	\$ 324.27
8274 Mountainview Drive	5.5	4.5	2	2940	13585	09-16-2022	14-Jan-23	119		\$3,349,000	\$1,139.12	\$ 246.52
8271 Alpine Way	3.5	2		1300	11880	06-13-2022	14-Jan-23	214	\$3,499,000	\$3,499,990	\$2,692.30	\$ 294.61
8315 Mountain View Drive	7	2.5	2	3035	10250	08-04-2022	14-Jan-23	162	\$3,950,000	\$3,749,000	\$1,235.26	\$ 365.76
8313 Chalet Drive	6	5	2	2793	10121	09-13-2022	14-Jan-23	122		\$3,799,000	\$1,360.19	\$ 375.36
8589 Drifter Way	5	6		3874	12,431	10-03-2022	14-Jan-23	102	\$4,899,000	\$4,699,000	\$1,212.96	\$ 378.01
8115 McKeever's Place	6	7.5	1	4314	11948	07-25-2022	14-Jan-23	172		\$5,150,000	\$1,193.79	\$ 431.03
8468 Matterhorn Drive	5	4.5		4495	12897	01-01-2023	14-Jan-23	12		\$5,999,000	\$1,334.59	\$ 465.15
8328 Needles Drive	7	6.5	2	5250	10643	11-07-2022	14-Jan-23	67		\$6,280,000	\$1,196.19	\$ 590.06
<b>Average</b>								<b>126</b>				

SOLD	Beds	Baths	Suite	Home SF	Lot SF	Date Listed	Date Sold	DOM	Original List Price	Last List Price	Sold Price	Home Sold Price per SF	Lot Sold Price per SF	Tax Assessment		
Address														Home	Land	Total
8504 Drifter Way	4	5		3412	9750	12-29-2022	2022-12-29	0		\$6,100,000	\$6,100,000	\$ 1,787.81	\$ 625.64	\$ 603,000	\$ 2,002,000	\$ 2,605,000
8608 Fissile Lane	4.5	3	2	2572	2659	06-28-2022	2022-11-03	128	\$2,599,000	\$2,399,000	\$2,266,000	\$ 881.03	\$ 852.20	\$ 482,000	\$ 1,980,000	\$ 2,462,000
8609 Fissile Lane	4	4		2450	2659	09-27-2022	2022-10-11	14		\$2,399,000	\$2,150,000	\$ 877.55	\$ 808.57	\$ 356,000	\$ 1,980,000	\$ 2,336,000
8167 Alpine Way	3	2.5	1	1604	11252	10-04-2022	2022-10-05	1		\$2,498,000	\$2,445,000	\$ 1,524.31	\$ 217.29	\$ 185,000	\$ 2,125,000	\$ 2,310,000
8649 Forest Ridge Drive	5	3.5		3198	13500	05-17-2022	2022-09-12	118		\$5,195,000	\$4,562,500	\$ 1,426.67	\$ 337.96	\$ 1,460,000	\$ 2,906,000	\$ 4,366,000
8749 Idylwood Place	4	2.5		2265	10320	06-03-2022	2022-07-06	33	\$3,575,000	\$3,449,000	\$3,050,000	\$ 1,346.58	\$ 295.54	\$ 546,000	\$ 2,507,000	\$ 3,053,000
8424 Matterhorn Drive	3	2		1200	10700	03-31-2022	2022-06-03	64		\$2,200,000	\$2,050,000	\$ 1,708.33	\$ 191.59	\$ 26,300	\$ 2,122,000	\$ 2,148,300
8345 Mountain View Drive	5	3		2830	12240	03-23-2022	2022-05-30	68		\$4,488,000	\$4,046,000	\$ 1,429.68	\$ 330.56	\$ 591,000	\$ 2,896,000	\$ 3,487,000
8476 Matterhorn Drive	5	4.5	1	3595	12897	04-29-2022	2022-05-21	22		\$4,495,000	\$4,450,000	\$ 1,237.83	\$ 345.04	\$ 1,125,000	\$ 2,523,000	\$ 3,648,000
8220 Rainbow Drive	8	3.5	2	3477	10140	05-07-2022	2022-05-20	13		\$3,000,000	\$3,100,000	\$ 891.57	\$ 305.72	\$ 791,000	\$ 2,018,000	\$ 2,809,000
8313 Chalet Drive	6	5	2	2793	10121	03-15-2022	2022-04-22	38		\$4,199,000	\$3,900,000	\$ 1,396.35	\$ 385.34	\$ 1,290,000	\$ 2,018,000	\$ 3,308,000
8753 Idylwood Place	4.5	3	1	1646	12200	03-31-2022	2022-04-13	13		\$2,999,000	\$2,855,000	\$ 1,734.51	\$ 234.02	\$ 427,000	\$ 2,392,000	\$ 2,819,000
8605 Forest Ridge Drive	5	2	1	2407	14400	04-09-2022	2022-04-12	3		\$3,599,000	\$3,500,000	\$ 1,454.09	\$ 243.06	\$ 463,000	\$ 2,532,000	\$ 2,995,000
8160 Alpine Way	2.5	3	0.5	1409	10,697	04-01-2022	2022-04-02	1		\$2,139,000	\$2,399,000	\$ 1,702.63	\$ 224.27	\$ 157,000	\$ 2,021,000	\$ 2,178,000
8275 Alpine Way	5.5	3.5	2	3096	11986	12-20-2021	2022-03-29	99		\$3,999,000	\$3,700,000	\$ 1,195.09	\$ 308.69	\$ 450,000	\$ 2,517,000	\$ 2,967,000
8109 Cedar Springs Road	2	1		974	14312	02-18-2022	2022-02-25	7		\$2,198,000	\$2,200,000	\$ 2,258.73	\$ 153.72	\$ 82,800	\$ 2,032,000	\$ 2,114,800
8365 Needles Drive	5	3.5	2	2953	10001	12-09-2021	2022-02-11	64	\$3,499,000	\$3,399,000	\$3,175,500	\$ 1,075.35	\$ 317.52	\$ 839,000	\$ 2,505,000	\$ 3,344,000
8144 Alpine Way	3	2		1083	13369	11-28-2021	2022-01-29	62		\$2,200,000	\$2,100,000	\$ 1,939.06	\$ 157.08	\$ 115,000	\$ 1,835,000	\$ 1,950,000

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