

Comparative Market Analysis

"THIS ANALYSIS HAS NOT BEEN PERFORMED IN ACCORDANCE WITH THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE WHICH REQUIRE VALUERS TO ACT AS UNBIASED, DISINTERESTED THIRD PARTIES WITH IMPARTIALITY, OBJECTIVITY AND INDEPENDENCE AND WITHOUT ACCOMMODATION OF PERSONAL INTEREST. IT IS NOT TO BE CONSTRUED AS AN APPRAISAL AND MAY NOT BE USED AS SUCH FOR ANY PURPOSE."



Researched and prepared by
Jerrod Butler

Prepared exclusively for
Erin Lammers

Prepared on
April 07, 2022

Subject Property
10206 Prairie Ridge Ct
Peyton, CO
80831

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Comparative Market Analysis

10206 Prairie Ridge Ct
Peyton, 80831

Thursday, April 7, 2022

Brief Summary of Compared Listings

This report summarizes the comparable listings contained in this market analysis.

Status: Under Contract - Showing

MLS#	Stat Date	Address	Prop Sub Type	Ttl Sqft	Bds	Bth	L/S Price	CDOM
8348736	03/26/2022	9432 Fairway Glen LN	Single Family	3,176	5	3	\$549,000	1
8791395	03/19/2022	12828 Scenic Walk DR	Single Family	3,493	5	4	\$565,000	3
Averages:				3,335	5	3.50	\$557,000	2

Status: Sold

MLS#	Stat Date	Address	Prop Sub Type	Ttl Sqft	Bds	Bth	L/S Price	CDOM
8784840	01/27/2022	10233 Boulder Ridge DR	Single Family	3,404	5	4	\$525,000	33
5741081	02/07/2022	10501 Mt Sherman WY	Single Family	3,176	5	3	\$529,000	24
7934882	03/07/2022	12519 Mt Antero DR	Single Family	3,176	5	3	\$575,000	1
8184869	04/01/2022	12603 Mt Antero DR	Single Family	3,176	5	3	\$580,000	2
4548102	01/19/2022	10847 Mount Evans DR	Single Family	3,406	5	3	\$585,000	10
Averages:				3,268	5	3.20	\$558,800	14

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg CDOM
ACTIVE							
ACT 1ST RGT							
UC Short Sale							
Under Contract	2	\$557,000	\$167.31	\$557,000	\$549,000	\$565,000	2
PENDING							
SOLD	5	\$558,800	\$171.24	\$575,000	\$525,000	\$585,000	14
LEASED							
EXPIRED							
WITHDRAWN							
CANCELLED							
Total	7	\$558,286	\$170.12	\$565,000	\$525,000	\$585,000	11





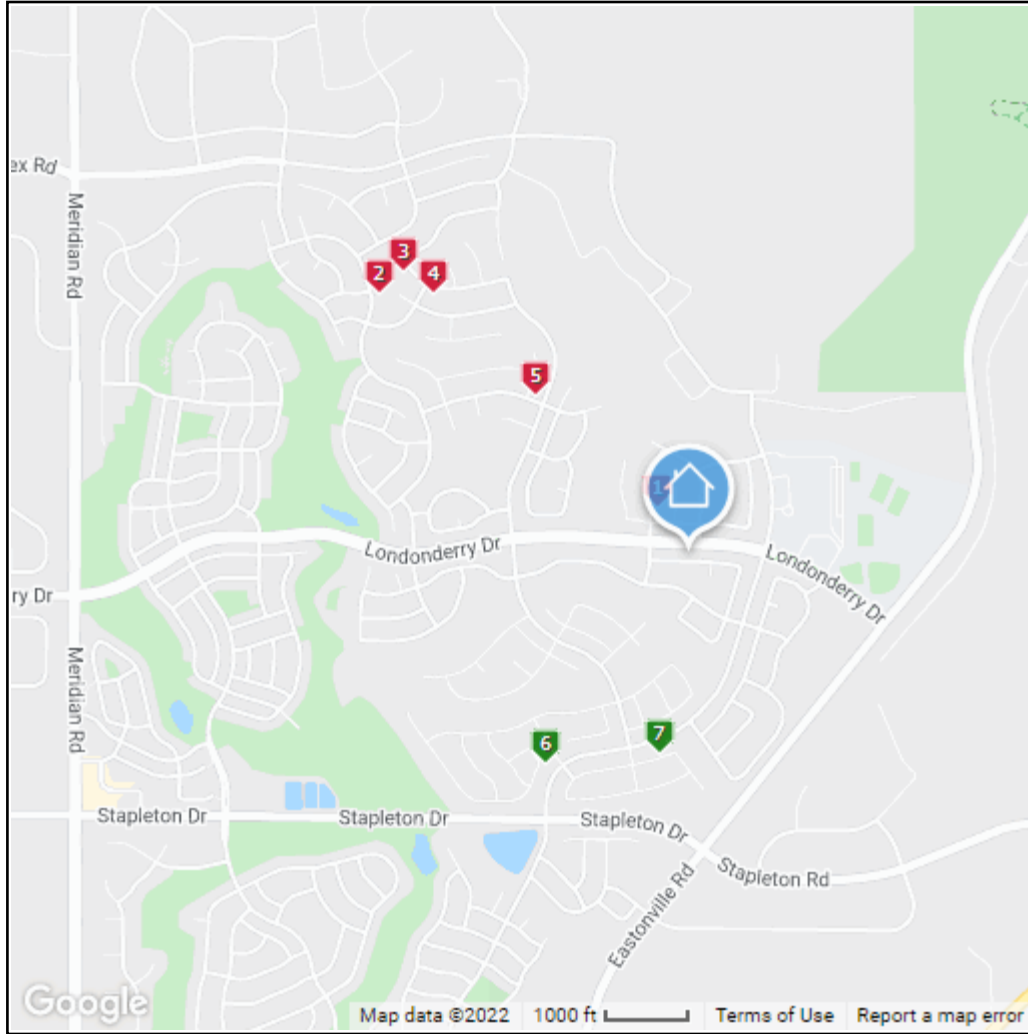
Comparative Market Analysis

10206 Prairie Ridge Ct
Peyton, 80831

Thursday, April 7, 2022

CMA Map Layout

This page displays the Map for the CMA Subject and your comparables.



- 10206 Prairie Ridge Ct
- 1 10233 Boulder Ridge Dr
- 2 10847 Mount Evans Dr
- 3 12519 Mt Antero Dr
- 4 12603 Mt Antero Dr
- 5 10501 Mt Sherman Wy
- 6 9432 Fairway Glen Ln
- 7 12828 Scenic Walk Dr



CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

10233 Boulder Ridge DR



MLS #:	8784840	Status:	Sold	Beds:	5	L Price:	\$525,000
County:	El Paso	Baths:	4	S Price:	\$525,000	S Date:	1/27/2022
SubArea:	Meridian Ranch	Yr Blt:	2016	S Date:	1/27/2022	CDOM:	33
Style:	Wood Frame	Grg #:	2	CDOM:	33	Fin Sqft:	3,080
		Ttl Sqft:	3,404				

Rmks: Beautiful 5 bed, 4 bath, ranch style home in sought after Meridian Ranch! This desirable garden level Wyndham floor plan offers 3400+ sq ft and main level living! As you enter the home through the covered front porch you'll find the first bedroom on the right perfect for a guest suite or office as well as a full bath. Down the hallway the bright open floor plan welcomes you with the formal dining area on the right, Large open living space complete with a tray ceiling, walkout access to the large deck. The kitchen features 42' cabinetry, stainless steel appliances, gas stove, and granite countertops! The spacious master suite is also located on the main level and offers an attached 5 piece bath, walk-in closet, and a cozy double sided gas fireplace to enjoy while soaking in the spa-like tub or in bed on those chilly winter nights! On the lower level you'll find the huge rec room pre plumbed for a wet bar, two large bedrooms, two full baths, and a giant unfinished storage room!

Direct: From Powers Blvd, East on Woodmen Rd, left on Meridian Rd, right on Londonderry Dr. and then left on Boulder Ridge Dr. Your new home is on the right hand side.

10501 Mt Sherman WY



MLS #:	5741081	Status:	Sold	Beds:	5	L Price:	\$529,000
County:	El Paso	Baths:	3	S Price:	\$529,000	S Date:	2/7/2022
SubArea:	Meridian Ranch	Yr Blt:	2013	S Date:	2/7/2022	CDOM:	24
Style:	Framed on Lot	Grg #:	2	CDOM:	24	Fin Sqft:	3,019
		Ttl Sqft:	3,176				

Rmks: This beautiful rancher has 5 bedrooms, 3 bathrooms and most of the interior has just been repainted! New carpet is throughout the house and wood flooring was just refinished. The main level great room has vaulted ceilings, natural light, and beautiful hardwood floors which complement a cozy gas fireplace. The kitchen has stainless steel appliances, granite slab countertops, a huge breakfast bar, and opens to the living room. The main level has 3 large bedrooms, including the large master suite featuring an elegant attached five-piece master bath and a large walk-in closet. The basement is the perfect place to relax year round with plenty of space and a movie theater area. There are two more spacious bedrooms and a full bathroom. The backyard is fully fenced and has plenty of space to entertain and enjoy beautiful Colorado weather. Located in the exceptional Meridian Ranch Community with 20 miles of trails, several neighborhood parks, Antler Creek Golf Course, Recreation Center, and pool!

Direct: from meridian to Londonderry, north on rainbow ridge, left on mt Harvard, right on mt Sherman.



CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

12519 Mt Antero DR



MLS #:	7934882	Status:	Sold	Beds:	5	L Price:	\$535,000
County:	El Paso	Baths:	3	S Price:	\$575,000	S Date:	3/7/2022
SubArea:	Meridian Ranch	Yr Blt:	2016	S Date:	3/7/2022	CDOM:	1
Style:	Concrete	Grg #:	3	CDOM:	1	Fin Sqft:	3,051
		Ttl Sqft:	3,176				

Rmks: Welcome home to this gorgeous ranch home in popular Meridian Ranch! Built in 2016, this home lives nearly new. Upon entering you will be greeted by an open floor plan flooded with natural light. The main level flows from modern kitchen with large island, to living and dining rooms with a gas fireplace to cozy up to. Two well-appointed bedrooms, a full bathroom and master bedroom with a 5-piece en-suite bath and walk-in closet make up the main level. Downstairs is a large family room with a wet bar, perfect for entertaining, along with two additional bedrooms and a full bath. The 3-car garage offers ample storage and parking opportunities. The yard is beautifully landscaped and maintained, with a large patio and garden shed. This corner lots looks over the community park, giving you easy access to a full range of neighborhood amenities. Pride of ownership is evident in this lovely home!

Direct: From US-24 W, Take Meridian Rd to Rex Rd in Black Forest, Continue on Rex Rd. Drive to Mount Antero Dr

12603 Mt Antero DR



MLS #:	8184869	Status:	Sold	Beds:	5	L Price:	\$540,000
County:	El Paso	Baths:	3	S Price:	\$580,000	S Date:	4/1/2022
SubArea:	Meridian Ranch	Yr Blt:	2017	S Date:	4/1/2022	CDOM:	2
Style:	Wood Frame	Grg #:	3	CDOM:	2	Fin Sqft:	3,004
		Ttl Sqft:	3,176				

Rmks: This immaculate, nearly new, 5 bedroom, 3 bath rancher with a 3 car garage is move in ready and awaits you! Enjoy your dream kitchen with granite countertops, plenty of cabinet and counter space, a separate pantry and stainless steel appliances. The kitchen flows seamlessly into the dining area and comfortable family room with a cast iron, gas burning stove. The main level also includes a spacious primary suite with a luxurious five-piece bath and walk-in closet, as well as two additional bedrooms, another full bath and a laundry room which leads to the finished, 3 car garage. The lower level offers a huge family room, perfect for movie nights or entertaining. In addition, there are two generous bedrooms, another full bath and a utility room with plenty of space for storage. The pristine landscaping and covered back patio make for an ideal oasis and outdoor living space. Located across the street from open space and just a block away from Longview Park, this home has it all! Call for more information!

Direct: North on N Meridian rd, Right on Londonderry, Left of Rainbow bridge rd, Left on Mt. Antero, home will be on the left



CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

10847 Mount Evans DR



MLS #:	4548102	Status:	Sold	Beds:	5	L Price:	\$595,000
County:	El Paso	Baths:	3	S Price:	\$585,000	S Date:	1/19/2022
SubArea:	Meridian Ranch	Yr Blt:	2015	Grg #:	3	CDOM:	10
Style:	Framed on Lot	Ttl Sqft:	3,406	Fin Sqft:	3,235		

Rmks: Immaculate well maintained home awaits you in this desirable Meridian Ranch neighborhood. A beautiful, open, spacious, spectacular home welcomes you ~ The main level boasts rich warm tone wood flooring and the living room fireplace creates a cozy space; leading to the walk out upper deck - perfect place for grilling, dining and outdoor entertaining. Enjoy a kitchen with tall soft close cabinets, granite counter tops, pull out features and under cabinet lighting! Plenty of counter space and cabinet space along with a spacious pantry and SS appliances! High ceilings and an open floor plan make for a great flow throughout the dining, kitchen and living room - and it's uniquely wired for surround sound! The master bath includes a deep soaking tub, a separate shower and enormous closet! Separate main level laundry room, two more bedrooms and a full bath with double vanities complete the main level. Need more space? The lower level family room is perfect for movie watching, game night or entertaining with wet bar/kitchenette that includes Quartz Counters, Upper/Lower cabinets, under cabinet lighting and sink with garbage disposal! 9ft ceilings continue throughout the lower level with two additional generously sized rooms and a full bath with double vanities and luxurious shower! Bonus storage space in the mechanical/storage room is also equipped with additional washer/dryer hookups and a sink! Home is sold with Nest Thermostat and Ring Doorbell and security system options. Access to the Meridian Ranch Rec Center, Fitness Center, Pools, Golf Course, as well as being close to shopping, schools, restaurants and more! This could be your next home!

Direct: Heading east on Woodmen Road turn left onto Meridian Road north turning right onto Londonderry Drive. Follow to Mt Princeton Dr turn left, and then a right turn onto Mt Evans up to the house.



CMA Pro Report

These pages give a general overview of the selected properties.

Under Contract - Showing Properties

9432 Fairway Glen LN



MLS #:	8348736	Status:	Under Cntrct	Beds:	5	L Price:	\$549,000
County:	El Paso	Baths:	3	Yr Blt:	2020		
SubArea:	Meridian Ranch	Grg #:	2	CDOM:	1		
Style:	Framed on Lot	Ttl Sqft:	3,176	Fin Sqft:	3,004		

Rmks: Newer 5 Bedroom home in the Master-planned Meridian Ranch community. The Great Room on the main floor has a smooth flow between the Kitchen, Dining, and Living areas. The Kitchen has a pantry, a gas range, and convenient access to the garage. The Living Room has a gas fireplace and access to the backyard from the walk-out deck. Just off the Great Room you will find the large Main Suite with a 5 piece bathroom and walk-in closet. Over by the front door, you will find 2 bedrooms that flank a full hall bath. The home has 2 laundry hookups, yes 2! One is just off the kitchen on the main floor, and the secondary one is in the basement utility room. In the basement, you will find ample space in the family room for relaxing and entertaining. There is a full bath and 2 additional Bedrooms, one with a walk-in closet. The backyard is a blank slate for you to design the yard of your dreams.

The Meridian Ranch community offers a 42,000-square-foot Recreation Center with both indoor and outdoor pools, miles of trails, acres of open space, and eight neighborhood parks, including the new 215-acre Falcon Regional Park.

Direct: From Woodman Rd, go N on Meridian Rd, E on Stapleton Rd, N on Lambert rd, Left on Windingpark Dr, Left on Hiddenwalk Way, Left on Fairway Glen Dr. House is on the Left at the curve.



CMA Pro Report

These pages give a general overview of the selected properties.

Under Contract - Showing Properties

12828 Scenic Walk DR



MLS #:	8791395	Status:	Under Cntrct	Beds:	5	L Price:	\$565,000
County:	El Paso	Baths:	4	Yr Blt:	2020		
SubArea:	Meridian Ranch	Grg #:	2	CDOM:	3		
Style:	Framed on Lot	Ttl Sqft:	3,493	Fin Sqft:	3,225		

Rmks: Fabulous home in one of our area's most sought-after master-planned communities! Enjoy live music in the parks, unwind on the hiking trails, golf on a Sunday morning. Walk to restaurants, shopping, and a brewery. Relax in the lazy river, take up a yoga class or a game of basketball in the rec center. It's all here in Meridian Ranch! Minutes to the great shops, entertainment and hospitals along the Woodmen and Powers corridors. A short walk or bike ride to schools. A quick commute to most military bases. This home has a welcoming family room that opens to the kitchen and out to an expansive patio and nicely landscaped. Well laid out 5 bedroom, FOUR FULL BATHROOM rancher, private office on the main that could make a 6th bedroom. Main level has a large welcoming foyer, eat in kitchen, great room, master suite, 2nd bedroom, full bathroom, office with french doors, and laundry. Basement has a 3 bedrooms(1 is a junior suite) and 2 full bathrooms, a massive family room and a very generous storage/mechanical room. Everything you need in comfortable living is here in this highly desirable neighborhood.

Direct: Woodmen Rd East to Meridian Rd. to Stapleton Rd. go right. to Lambert Rd. go left. to Rainbow bridge to right, left on Scenic Walk



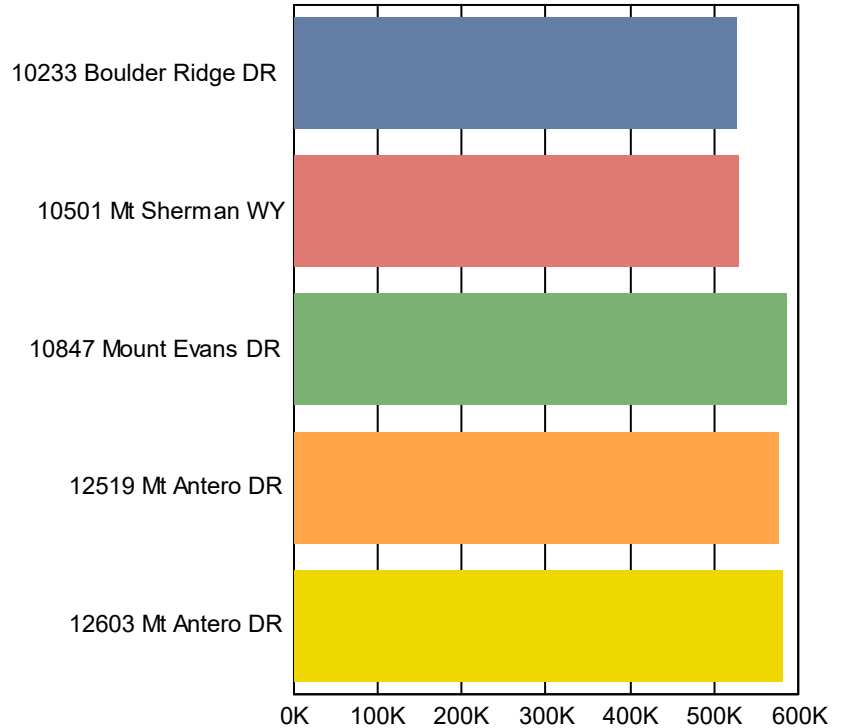


CMA Pro Report

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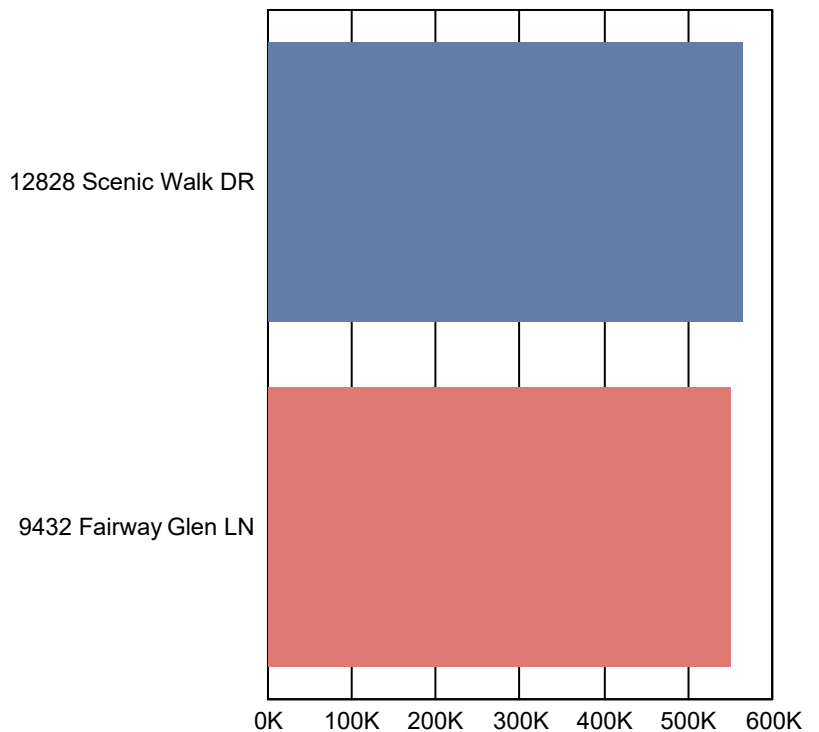
Sold Properties

Total # of Listings	5
Lowest Price	\$525,000
Highest Price	\$585,000
Average Price	\$558,800
Avg. Price/SqFt	\$171.24
Avg CDOM	14



Under Contract - Showing Properties

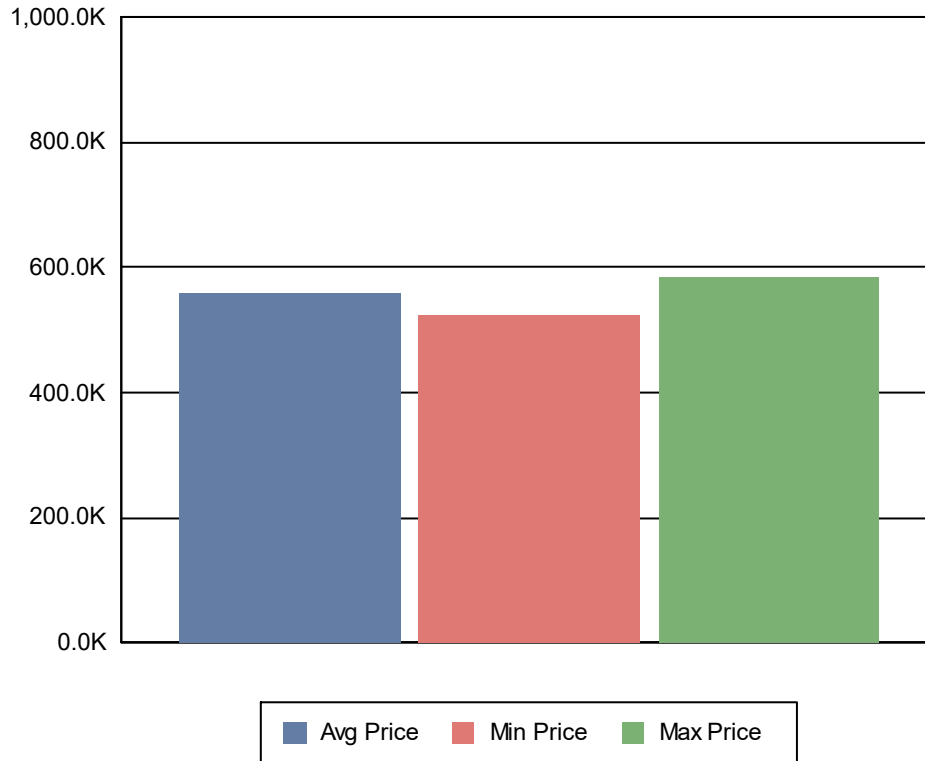
Total # of Listings	2
Lowest Price	\$549,000
Highest Price	\$565,000
Average Price	\$557,000
Avg. Price/SqFt	\$167.31
Avg CDOM	2



CMA Pro Report

These pages give a general overview of the selected properties.

Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SF
Sold	\$525,000	\$585,000	\$558,800	\$171.24
Under Contract - Showing	\$549,000	\$565,000	\$557,000	\$167.31
Totals / Averages	\$525,000	\$585,000	\$558,286	\$170.12

Sold Property Analysis

Address	List Price	Sold Price	CDOM	%SP/LP	SP/Sqft
10233 Boulder Ridge DR	\$525,000	\$525,000	33	%100.00	\$154.23
10501 Mt Sherman WY	\$529,000	\$529,000	24	%100.00	\$166.56
12519 Mt Antero DR	\$535,000	\$575,000	1	%107.48	\$181.05
12603 Mt Antero DR	\$540,000	\$580,000	2	%107.41	\$182.62
10847 Mount Evans DR	\$595,000	\$585,000	10	%98.32	\$171.76
Total Averages	\$544,800	\$558,800	14	%102.64	\$171.24

Property Summary





CMA Pro Report

These pages give a general overview of the selected properties.

S	Street Address	Bds	Bth	Sqft	L Price	S Price	Sold Date	CDOM
Sold								
CLS	10233 Boulder Ridge DR	5	4 (0,4,0,0)	3,404	\$525,000	\$525,000	01/27/2022	33
CLS	10501 Mt Sherman WY	5	3 (0,3,0,0)	3,176	\$529,000	\$529,000	02/07/2022	24
CLS	12519 Mt Antero DR	5	3 (0,3,0,0)	3,176	\$535,000	\$575,000	03/07/2022	1
CLS	12603 Mt Antero DR	5	3 (0,3,0,0)	3,176	\$540,000	\$580,000	04/01/2022	2
CLS	10847 Mount Evans DR	5	3 (0,3,0,0)	3,406	\$595,000	\$585,000	01/19/2022	10
Under Contract - Showing								
UND	9432 Fairway Glen LN	5	3 (0,3,0,0)	3,176	\$549,000			1
UND	12828 Scenic Walk DR	5	4 (0,4,0,0)	3,493	\$565,000			3

