

Jordanelle
Market Overview
2010



Status	Area	MLS #	Subdivision	Address	BD	BA	SqFt Tot	SqFt Fin	List Price	Original List Price	Date Listed	Price List/FinS qFt	LP/SqFt	# Acres	DOM	Sold Price	SP/SqFt	Price Sold/Fin SqFt	Date Sold	SP/LP	Year Built
ACT	23	9987144	Deer Mountain	148 E Keetley Close	4	4	3476	3476	\$575,000	\$595,000	12/9/2010	\$165	\$165	0.37	24						2003
ACT	23	9986010	Deer Mountain	12277 N Deer Mountain BLVD	6	3	3746	3750	\$579,000	\$665,000	8/13/2010	\$154	\$155	0.2	142						2001
ACT	23	9986071	Deer Mountain	12607 N DEER MOUNTAIN BLVD	4	3	3500	3500	\$599,000	\$599,000	8/20/2010	\$171	\$171	0.2	135						2003
ACT	23	9986213	Deer Mountain	12581 N DEER MOUNTAIN BLVD	5	4	3683	3683	\$650,000	\$650,000	8/31/2010	\$176	\$176	0.26	124						2003
ACT	23	9984955	Deer Mountain	12557 DEER MOUNTAIN BLVD	4	4	3558	3558	\$699,000	\$729,900	6/4/2010	\$196	\$196	0.2	212						2003
ACT	23	9986844	Deer Mountain	12477 N ROSS CREEK DR	5	3	3800	3705	\$770,000	\$770,000	11/8/2010	\$208	\$203	0.33	55						2003
ACT	23	9986841	Deer Mountain	12415 N BONE HOLLOW RD	3	4	6280	4162	\$1,490,000	\$1,490,000	11/5/2010	\$358	\$237	0.69	58						2008
ACT	23	9987239	Hideout Canyon	1011 E LONGVIEW DR	4	3	2796	3341	\$664,900	\$664,900	12/21/2010	\$199	\$238	0.07	12						2006
ACT	23	9979389	Hideout Canyon	1005 E Longview DR	2	3	1800	1800	\$699,000	\$699,000	3/11/2009	\$388	\$388	0.07	662						2009
ACT	23	9979387	Hideout Canyon	1009 E Longview Drive	3	4	1800	0	\$735,000	\$735,000	3/13/2009	\$408	\$408	0.7	660						2009
ACT	23	9984726	Hideout Canyon	10835 N HIDEOUT TRL	4	5	3150	3150	\$995,000	\$1,197,000	5/21/2010	\$316	\$316	0.1	226						2006
ACT	23	9987100	Hideout Canyon	10845 N Hideout Cove	3	4	2851	2851	\$995,000	\$995,000	12/6/2010	\$349	\$349	0.09	27						2007
ACT	23	9977805	Hideout Canyon	10861 N Hideout CV	4	5	3134	3134	\$1,197,000	\$1,595,000	11/5/2008	\$382	\$382	0.1	788						2008
ACT	23	9987141	Hideout Canyon	10746 N Hideout Trl	4	5	3188	3188	\$1,395,000	\$1,395,000	12/9/2010	\$438	\$438	0.08	24						2006
ACT	23	9984351	Hideout Canyon	1273 E LASSO TRL	4	4	4000	4000	\$1,439,000	\$1,439,000	4/23/2010	\$360	\$360	0.1	254						2010
ACT	23	9982612	Hideout Canyon	1205 Lasso Trail	4	4	4260	4260	\$1,490,000	\$1,890,000	11/23/2009	\$350	\$350	0.36	405						2010
ACT	23	9984352	Hideout Canyon	1006 E LONGVIEW DR	4	4	4000	4000	\$1,495,000	\$1,495,000	4/23/2010	\$374	\$374	0.1	254						2010
ACT	23	9984358	Tuhaye	4010 E RIDGEWAY CT	4	3	2022	2022	\$999,000	\$999,000	4/23/2010	\$494	\$494	1.42	254						2010
ACT	23	9982660	Tuhaye	9831 N TUHAYE PARK DR	4	5	2356	2356	\$1,350,000	\$1,350,000	12/1/2009	\$573	\$573	0.12	397						2010
ACT	23	9979233	Tuhaye	3200 E Broken Spear Trail Lot 14	4	5	3502	3502	\$1,590,000	\$1,590,000	2/28/2009	\$454	\$454	0.7	673						2010
ACT	23	9975992	Tuhaye	3240 E Broken Spear Trail - Lot 19	4	6	4519	4519	\$1,675,000	\$2,575,000	7/7/2008	\$371	\$371	0.57	909						2011
ACT	23	9985023	Tuhaye	2896 E SNOWBERRY WAY	4	6	4519	4519	\$1,895,000	\$1,895,000	6/8/2010	\$419	\$419	0.42	208						2007
ACT	23	9976150	Tuhaye	2950 E Snowberry Way	5	7	5221	5221	\$1,980,000	\$3,300,000	7/2/2008	\$379	\$379	0.64	914						2007
ACT	23	9986425	Tuhaye	9110 N UINTA DR	5	7	5700	5700	\$2,237,000	\$2,237,000	9/24/2010	\$392	\$392	1.22	100						2009
ACT	23	9976642	Tuhaye	2705 N Timpanogos Court	4	6	5400	5400	\$2,295,000	\$3,500,000	8/12/2008	\$425	\$425	1.22	873						2008
ACT	23	9981149	Tuhaye	9885 N Timpanogos CIR	5	7	6260	6260	\$2,495,000	\$3,395,000	7/13/2009	\$399	\$399	1.4	538						2007
ACT	23	9984785	Tuhaye	9393 N UINTA DR	4	6	6635	6635	\$2,499,000	\$2,799,000	5/25/2010	\$377	\$377	1	222						2008
ACT	23	9985061	Tuhaye	3780 E TUHAYE HOLLOW DR	4	5	4537	4537	\$2,499,000	\$2,499,000	6/10/2010	\$551	\$551	1.39	206						2009
ACT	23	9986563	Tuhaye	2910 E Ridgeway DR	5	6	7301	7301	\$2,699,000	\$2,699,000	10/8/2010	\$370	\$370	1.53	86						2009
ACT	23	9981150	Tuhaye	10050 N Uinta Drive	5	6	5440	5440	\$2,795,000	\$3,295,000	7/13/2009	\$514	\$514	1.22	538						2008
ACT	23	9984094	Tuhaye	9060 N TWIN PEAKS DR	5	4	7100	7100	\$3,200,000	\$3,200,000	4/1/2010	\$451	\$451	1.07	276						2009
ACT	23	9978892	Tuhaye	9923 N UINTA DR	6	8	7000	7000	\$3,490,000	\$4,500,000	2/2/2009	\$499	\$499	1.88	699						2009
ACT	23	9983690	Tuhaye	2836 E Ridgeway Drive	6	8	8187	8187	\$4,900,000	\$4,900,000	2/26/2010	\$599	\$599	1.12	310						2009
ACT	23	9984234	Victory Ranch	6399 E MAYFLY CT	4	6	4857	4857	\$2,500,000	\$2,695,000	4/14/2010	\$515	\$515	1.83	263						2009
ACTSS	23	9984621	Tuhaye	9381 N UINTA DR	4	4	4188	4188	\$1,499,000	\$1,998,000	5/13/2010	\$358	\$358	1.12	234						2007
ACTSS	23	9975832	Tuhaye	9170 N Uinta Dr.	4	6	6400	6400	\$1,700,000	\$3,700,000	6/27/2008	\$266	\$266	0.87	919						2008
ACTSS	23	9987010	Victory Ranch	6621 E STONE FLY CT	5	6	5720	5720	\$1,575,000	\$1,575,000	12/1/2010	\$275	\$275	2.05	32						2008
ASS3P	23	9986393	Deer Mountain	12393 ROSS CREEK DR	3	2	3800	1891	\$429,000	\$429,000	9/21/2010	\$227	\$113	0.26	103						2003
ASS3P	23	9979846	Deer Mountain	12547 N Ross Creek DR	3	3	3454	3454	\$499,000	\$689,000	4/17/2009	\$144	\$144	0.19	625						2006
Area 23 - Averages									39	\$1,622,228	\$1,882,636	\$360	\$355	345				2007			
Median										\$1,490,000	\$1,575,000	\$374	\$374	254				2008			

Jordanelle
Market Overview
2010



Status	Area	MLS #	Subdivision	Address	BD	BA	SqFt Tot	SqFt Fin	List Price	Original List Price	Date Listed	Price List/FinS qFt	LP/SqFt	# Acres	DOM	Sold Price	SP/SqFt	Price Sold/Fin SqFt	Date Sold	SP/LP	Year Built		
PND	23	9985009	Hideout Canyon	10839 N HIDEOUT TRL	4	5	3134	3134	\$599,000	\$649,000	6/8/2010	\$191	\$191	0.08	205							2007	
PND	23	9973984	Hideout Canyon	1010 E Longview Drive	4	5	4000	4000	\$1,895,000	\$1,895,000	3/24/2008	\$474	\$474	0.08	-4							2007	
Area 23 - Averages									2	\$1,247,000	\$1,272,000		\$332	\$332	101							2007	
Median									\$1,247,000	\$1,272,000		\$332	\$332	101									2007
CLO	23	9982757	Deer Canyon Preserve	13208 N Deer Canyon DR	6	7	5166	5166	\$875,000	\$1,299,000	12/11/2009	\$169	\$169	1.98	256	\$740,000	\$143	\$143	9/17/2010	85%	2006		
CLO	23	9984773	Deer Mountain	12352 N ROSS CREEK DR	4	3	3109	3109	\$489,000	\$489,000	5/24/2010	\$157	\$157	0.18	11	\$480,000	\$154	\$154	7/28/2010	98%	2004		
CLO	23	9982763	Deer Mountain	12315 Deer Mountain Blvd	5	3	4355	4355	\$494,900	\$524,900	12/11/2009	\$114	\$114	0.22	83	\$494,900	\$114	\$114	5/12/2010	100%	2006		
CLO	23	9983926	Deer Mountain	12347 N Ross Creek Dr.	4	3	3500	3500	\$659,000	\$699,000	3/18/2010	\$188	\$188	0.16	173	\$568,000	\$162	\$162	11/3/2010	86%	2005		
CLO	23	9983233	Deer Mountain	12535 N Ross Creek DR	4	5	3993	3993	\$724,900	\$724,900	1/20/2010	\$182	\$182	0.22	63	\$710,000	\$178	\$178	4/28/2010	98%	2007		
CLO	23	9984825	Deer Mountain	12531 N ROSS CREEK DR	4	4	4020	4020	\$799,000	\$799,000	5/27/2010	\$199	\$199	0.25	74	\$739,000	\$184	\$184	10/11/2010	93%	2006		
CLO	23	9983917	Hideout Canyon	10742 N HIDEOUT TRL	4	5	2056	3134	\$670,000	\$775,000	3/18/2010	\$214	\$326	0.08	158	\$575,000	\$280	\$183	9/13/2010	86%	2007		
CLO	23	9980908	Star Harbour Estates	1588 Alpine Ave	4	5	4550	4550	\$989,000	\$1,075,000	6/29/2009	\$217	\$217	0.63	396	\$912,000	\$200	\$200	9/10/2010	92%	2006		
CLO	23	9982809	Tuhaye	3266 E THUNDERHAWK TRL	3	3	2399	2399	\$575,000	\$575,000	12/16/2009	\$240	\$240	0.12	40	\$614,211	\$256	\$256	5/10/2010	107%	2007		
CLO	23	9982232	Tuhaye	3018 E PAINTED BEAR TRL	4	3	3188	3188	\$749,000	\$749,000	10/16/2009	\$235	\$235	0.31	213	\$785,000	\$246	\$246	6/3/2010	105%	2005		
CLO	23	9984325	Tuhaye	3584 E Ridgeway DR	5	7	3689	3689	\$1,188,000	\$1,188,000	4/21/2010	\$322	\$322	1.44	12	\$1,169,900	\$317	\$317	5/17/2010	99%	2007		
CLO	23	9985573	Tuhaye	3520 E RIDGEWAY DR	4	5	4750	4750	\$1,199,000	\$1,199,000	7/14/2010	\$252	\$252	2.12	5	\$1,199,000	\$252	\$252	8/17/2010	100%	2007		
CLO	23	9986566	Tuhaye	9080 N UINTA DR	5	7	8300	8300	\$1,262,250	\$1,262,250	10/8/2010	\$152	\$152	1.78	27	\$1,350,000	\$163	\$163	12/17/2010	107%	2008		
CLO	23	9986567	Tuhaye	3541 E RIDGEWAY DR	4	7	7650	7650	\$1,361,250	\$1,361,250	10/7/2010	\$178	\$178	2.24	35	\$1,361,250	\$178	\$178	11/30/2010	100%	2008		
CLO	23	9982753	Tuhaye	3020 E PRIMROSE TRL	6	7	4940	4940	\$1,549,000	\$1,549,000	12/11/2009	\$314	\$314	0.6	40	\$1,475,000	\$299	\$299	3/15/2010	95%	2007		
CLO	23	9981017	Tuhaye	9195 N Uinta Circle	4	6	5528	5528	\$1,795,000	\$2,300,000	7/6/2009	\$325	\$325	0.91	476	\$1,400,000	\$253	\$253	11/19/2010	78%	2009		
CLO	23	9984023	Tuhaye	8955 N TWIN PEAKS RD	4	6	6400	6400	\$1,899,000	\$1,899,000	3/25/2010	\$297	\$297	1.3	122	\$1,250,000	\$195	\$195	7/28/2010	66%	2007		
CLO	23	9973140	Victory Ranch	7474 N Victory Club Drive	3	4	2738	2738	\$1,495,000	\$1,495,000	1/30/2008	\$546	\$546	0.45	1	\$1,495,000	\$546	\$546	3/4/2010	100%	2010		
CLO	23	9973148	Victory Ranch	7325 N Victory Club Drive	3	4	2605	2605	\$1,820,000	\$1,725,000	1/30/2008	\$699	\$699	0.45	155	\$1,820,000	\$699	\$699	6/30/2010	100%	2009		
Area 23 - Averages									19	\$1,083,858	\$1,141,489		\$263	\$269	123	\$1,007,277	\$254	\$249		94%	2007		
Median									\$989,000	\$1,188,000		\$217	\$235	74	\$912,000	\$200	\$195					2007	