

Kamas Valley and Coalville
Market Overview 2010



Status	MLS #	Area	Subdivision	Address	Lot #	# Acr	List Price	Price List/Acre	DOM	Sold Price	Price Sold/Acre	Date Sold	SP/LP
ACT	9974396	31	Woodland Estates	137 LOWER ASPEN LOOP ROAD	137	5	\$79,000	\$15,800	1001				
ACT	9986860	31	Diamond Bar X	5955 S DIAMOND BAR X RD	6	1.6	\$88,000	\$55,000	64				
ACT	9975225	31	River Bluffs	357 W Scenic Heights Road	21	0.44	\$89,000	\$202,273	960				
ACT	9975227	31	River Bluffs	393 W Scenic Heights Road	22	0.5	\$89,000	\$178,000	960				
ACT	9975228	31	River Bluffs	437 W Scenic Heights Road	23	0.41	\$89,000	\$217,073	960				
ACT	9975219	31	River Bluffs	270 W Scenic Heights Road	13	0.5	\$109,000	\$218,000	960				
ACT	9981486	31	Wild Willow	431 ASPEN RD	C12	0.5	\$115,000	\$230,000	519				
ACT	9975223	31	River Bluffs	319 W Scenic Heights Road	18	0.49	\$119,000	\$242,857	960				
ACT	9975230	31	River Bluffs	463 W Scenic Heights Road	24	0.5	\$119,000	\$238,000	960				
ACT	9975231	31	River Bluffs	495 W Scenic Heights Road	25	0.5	\$119,000	\$238,000	960				
ACT	9975233	31	River Bluffs	525 W Scenic Heights Road	26	0.5	\$119,000	\$238,000	960				
ACT	9976187	31	Woodland Estates	4904 S Patrias Bench Lane	15	5	\$125,000	\$25,000	911				
ACT	9975224	31	River Bluffs	2015 S Scenic Heights Road	19	0.41	\$129,000	\$314,634	960				
ACT	9985675	31	Francis	41 E COUNTRY LN	2	1.28	\$135,000	\$105,469	176				
ACT	9975214	31	River Bluffs	1977 S Bluff Crest Road	5	0.6	\$159,000	\$265,000	960				
ACT	9985269	31	Wild Willow	1050 Rusty Circle		2.47	\$164,900	\$66,761	201				
ACT	9985535	31	Wild Willow	320 W WILLOW CT	320	0.55	\$167,400	\$304,364	184				
ACT	9964229	31	Wild Willow	560 Aspen Road	C23	0.67	\$172,000	\$256,716	1602				
ACT	9964230	31	Wild Willow	574 Aspen Road	C24	0.66	\$172,000	\$260,606	1602				
ACT	9964225	31	Wild Willow	432 Aspen Road	C19	0.68	\$177,000	\$260,294	1602				
ACT	9964227	31	Wild Willow	492 Aspen Road	C21	0.69	\$179,000	\$259,420	1602				
ACT	9964233	31	Wild Willow	596 Aspen Road	C28	0.73	\$185,000	\$253,425	1602				
ACT	9985609	31	Wild Willow	521 ASPEN RD	C-9	0.7	\$185,000	\$264,286	181				
ACT	9964232	31	Wild Willow	592 Spruce Way	C27	0.75	\$187,000	\$249,333	1602				
ACT	9975210	31	River Bluffs	552 W Scenic Heights Road	2	0.6	\$189,000	\$315,000	960				
ACT	9975212	31	River Bluffs	1986 S Bluff Crest Road	3	0.6	\$189,000	\$315,000	960				
ACT	9975213	31	River Bluffs	1962 S Bluff Crest Road	4	0.6	\$189,000	\$315,000	960				
ACT	9962898	31	Wild Willow	561 Aspen Road	C6	0.86	\$192,000	\$223,256	1674				
ACT	9964228	31	Wild Willow	522 Aspen Road	C22	0.83	\$195,000	\$234,940	1602				
ACT	9964221	31	Wild Willow	364 Aspen Road	C16	0.86	\$205,000	\$238,372	1602				
ACT	9964223	31	Wild Willow	382 Aspen Road	C17	0.89	\$209,000	\$234,831	1602				
ACT	9964853	31	Wild Willow	588 Aspen Road	C26	0.98	\$223,000	\$227,551	1568				
ACT	9964852	31	Wild Willow	582 Aspen Road	C25	1.01	\$230,000	\$227,723	1568				
ACT	9985673	31	Woodland and Francis Area	69 E Country Lane LN	3	2.02	\$242,700	\$120,149	176				
ACT	9975197	31	River Bluffs	588 W Scenic Heights Road	1	0.53	\$245,000	\$462,264	960				
ACT	9964851	31	Wild Willow	352 Aspen Road	C15	1.26	\$283,000	\$224,603	1568				
ACT	9980140	31	Diamond Bar X	5796 S DIAMOND BAR X RD	17	0.8	\$375,000	\$468,750	615				
ACT	9986180	31	Woodland and Francis Area	N/A 1000 E		8.15	\$389,000	\$47,730	135				
ACT	9986376	31	Woodland and Francis Area	1537 E STEWART LN	1	5.24	\$489,000	\$93,321	114				
ACT	9986377	31	Woodland and Francis Area	1538 E STEWART LN	2	5.52	\$489,000	\$88,587	114				
ACT	9986379	31	Woodland and Francis Area	1585 E STEWART LN	1	6.82	\$489,000	\$71,701	114				
ACT	9986381	31	Woodland and Francis Area	1586 E STEWART LN	2	5.7	\$489,000	\$85,789	114				
ACT	9976152	31	Wolf Creek Ranch	1135 N Trappers Loop Rd	64	160	\$950,000	\$5,938	912				

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ACT	9981152	31	Wolf Creek Ranch	#21 Wolf Creek Ranch	21	160	\$1,100,000	\$6,875	548				
ACT	9983985	31	Wolf Creek Ranch	8427 E Aspen Ridge Road #40	40	160	\$1,295,000	\$8,094	295				
ACT	9981584	31	Wolf Creek Ranch	#56 Wolf Creek	56	160	\$1,400,000	\$8,750	513				
ACT	9981590	31	Wolf Creek Ranch	#55 Wolf Creek	55	160	\$1,400,000	\$8,750	512				
ACT	9982137	31	Wolf Creek Ranch	#8 Wolf Creek	8	160	\$1,425,000	\$8,906	463				
ACT	9969702	31	Wolf Creek Ranch	#1 Wolf Creek Ranch	1	160	\$1,750,000	\$10,938	1286				
ACT	9982275	31	Wolf Creek Ranch	#2 Wolf Creek	2	160	\$1,750,000	\$10,938	448				
ACT	2104173	31	Wolf Creek Ranch	#102 Bench Creek	102	60	\$1,800,000	\$30,000	3397				
ACT	2104174	31	Wolf Creek Ranch	#104 Wolf Creek Ranch	104	80	\$1,875,000	\$23,438	3397				
ACT	9984000	31	Wolf Creek Ranch	8891 E Forest Creek Road #18	18	160	\$2,000,000	\$12,500	294				
ACT	9985255	31	Wolf Creek Ranch	503 N TRAPPERS LOOP Rd # 63	63	160	\$2,000,000	\$12,500	201				
ACT	9985353	32	Samak Park	2202 SAMAK PARK CT		0.53	\$29,499	\$55,658	195				
ACT	9985181	32	Kamas East	501 N SPLENDOR VALLEY ROAD RD		1.02	\$36,500	\$35,784	206				
ACT	9968708	32	Kamas East	19 A KAMAS EAST	19 A	1.1	\$45,000	\$40,909	1338				
ACT	9969504	32	Kamas East	16 A KAMAS EAST	16 A	1.1	\$45,000	\$40,909	1297				
ACT	9981215	32	Samak Hills	424 Samak		0.78	\$49,900	\$63,974	546				
ACT	9985956	32	Beaver Creek Estates	757 E 350 S	1	0.74	\$50,000	\$67,568	160				
ACT	9985191	32	Kamas and Marion Area	221 W 250 N	3	0.31	\$64,500	\$208,065	205				
ACT	9984725	32	Grassy Creek	304 W 480 N		0.26	\$65,000	\$250,000	243				
ACT	9980278	32	Grassy Creek	432 N 280 W	69	0.23	\$89,000	\$386,957	604				
ACT	9986228	32	Grassy Creek	465 N 280 W		0.5	\$100,000	\$200,000	132				
ACT	9976356	32	Kamas East	46 KAMAS EAST	46	1.72	\$110,000	\$63,953	905				
ACT	9983604	32	Kamas East	8 Splendor Valley RD	KE-A-8	2.23	\$149,000	\$66,816	334				
ACT	9963739	32	Spring Meadows	220 S Spring Meadows	3	2.15	\$149,900	\$69,721	1647				
ACT	9983656	32	Marion	228 W LAZY ACRES LN	3	1.13	\$179,500	\$158,850	321				
ACT	9983590	32	Marion	140 W LAZY ACRES LN	N-1	1.22	\$189,900	\$155,656	328				
ACT	9976645	32	Spring Meadows	230 S SPRING MEADOWS WAY	4	2.15	\$199,500	\$92,791	884				
ACT	9983640	32	Marion	307 W LAZY ACRES LN	5	1.42	\$249,900	\$175,986	322				
ACT	9976647	32	Spring Meadows	270 S SPRING MEADOWS WAY	6	2.9	\$257,900	\$88,931	884				
ACT	9985889	32	Kamas and Marion Area	1 North 3 East		6.65	\$269,000	\$40,451	160				
ACT	9976648	32	Spring Meadows	1685 W SPRING MEADOWS WAY	9	3.58	\$285,000	\$79,609	884				
ACT	9986080	32	Garff Ranches	34 Garff Ranch RD	34	44.81	\$305,000	\$6,807	149				
ACT	9985425	32	Garff Ranches	CD-411-413-A Garff Ranch Rd RD	CD-411-413-A	40.06	\$325,000	\$8,113	190				
ACT	9974442	32	Garff Ranches	31 Garff Ranches	31	48.39	\$349,000	\$7,212	996				
ACT	9979983	33	Pine Mountain	61 ASHLEY DR	61	0.44	\$35,000	\$79,545	629				
ACT	9986938	33	Pine Mountain	541 WHITE PINE CIR	541	0.62	\$42,000	\$67,742	56				
ACT	9981141	33	Pine Mountain	350 TARGHEE DR	350	0.53	\$49,900	\$94,151	553				
ACT	9986924	33	Weber Meadowview	MV-27 Meadow View Ranch Subdivision Lot 27	27	0.59	\$49,900	\$84,576	62				
ACT	9974231	33	Beaver Springs	4 LEWIS & CLARK RD	4	4.39	\$99,000	\$22,551	1010				
ACT	9983834	33	Oakley and Weber Canyon Ar.	9525 WEBER CANYON		20	\$129,900	\$6,495	307				
ACT	9981334	33	Canyon Rim Ranch	114 OLYWOOD BLVD	114	5.47	\$159,000	\$29,068	532				
ACT	9987368	33	Maple Ridge Ranches	5968 N MAPLE RIDGE TRL	10	7.01	\$304,000	\$43,367	5				
ACT	9985847	33	Oakley and Weber Canyon Ar.	2870 E WEBER CANYON RD	194-A	5.3	\$325,000	\$61,321	166				
ACT	9985495	33	Oakley and Weber Canyon Ar.	000 New Lane Road		19.67	\$495,000	\$25,165	187				

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ACT	9986026	33	Oakley and Weber Canyon Ar.	1305 W 6000 N		10.16	\$549,000	\$54,035	150				
ACT	9987209	33	Maple Ridge Ranches	5936 N Triple Crown TRL	14	14.34	\$628,000	\$43,794	26				
ACT	9978153	33	Maple Ridge Ranches	5948 N Triple Crown Trail	12	12	\$650,000	\$54,167	771				
ACT	9983938	33	Oakley and Weber Canyon Ar.	1500 W STATE ROAD 32	400-219,400-215	39.27	\$750,000	\$19,099	299				
ACT	9987316	33	Maple Ridge Ranches	6028 N MAPLE RIDGE TRL	MRR-24	29.76	\$895,000	\$30,074	9				
ACT	9983936	33	Oakley and Weber Canyon Ar.	1325-1475 W 6000 N	1 & 2	80.18	\$1,900,000	\$23,697	299				
ACT	9984572	33	Oakley and Weber Canyon Ar.	5200 N 1000 E		19.5	\$2,000,000	\$102,564	247				
ACT	9986882	34	Peoa and Browns Canyon Ar.	000 NE None	45	40	\$150,000	\$3,750	62				
ACT	9986883	34	Peoa and Browns Canyon Ar.	000 NE None	44	40	\$150,000	\$3,750	62				
ACT	9984019	34	Peoa and Browns Canyon Ar.	2299 W STATE ROAD 32		2	\$160,000	\$80,000	293				
ACT	9980886	34	Brown's Canyon	none none	40	40	\$195,000	\$4,875	565				
ACT	9980600	34	Elk Ridge	6200 N ELK RIDGE RD	4	18.82	\$199,000	\$10,574	581				
ACT	9985384	34	Brown's Canyon	NONE Private		40.86	\$199,000	\$4,870	194				
ACT	9981669	34	Peoa and Browns Canyon Ar.	21 Browns Canyon RD	21	46.29	\$225,000	\$4,861	506				
ACT	9973117	34	Peoa and Browns Canyon Ar.	1687 W S.R. 32	223	8.75	\$455,000	\$52,000	1077				
ACT	9979955	34	Peoa and Browns Canyon Ar.	7123 W Lower Bowl RD	36	40	\$524,000	\$13,100	625				
ACT	9984086	34	Peoa and Browns Canyon Ar.	4025 N WOODENSHOE LN	3	9.84	\$650,000	\$66,057	288				
ACT	9983964	34	Peoa and Browns Canyon Ar.	Marchant Lane	5,6,7	18.6	\$690,000	\$37,097	299				
ACT	9987093	35	Wan.- Hoyt - Coal.- Rock.	0 0		4.16	\$5,000	\$1,202	37				
ACT	9986532	35	Rockport Estates	264 Sage DR	264 B	0.5	\$15,000	\$30,000	99				
ACT	9986885	35	Rockport Estates	108 Aspen DR	108	1	\$28,000	\$28,000	62				
ACT	9985149	35	Rockport Estates	194 Ridge Top		0.5	\$48,000	\$96,000	209				
ACT	9985695	35	Echo Creek Ranches	128 W Skyline DR	128	20.16	\$48,000	\$2,381	174				
ACT	9984318	35	Coalville	57 S 50 W		0.12	\$60,000	\$500,000	267				
ACT	9986006	35	Hoytsville	280 E SPRING CANYON RD	2	0.5	\$65,000	\$130,000	160				
ACT	9986198	35	Echo Creek Ranches	29 N Moose Horn DR	29	20.76	\$65,000	\$3,131	134				
ACT	9979530	35	Rockport Estates	122 Rockport BLVD	122	1	\$69,000	\$69,000	659				
ACT	9981140	35	Rockport Ranches	32 Kent Canyon Rd	32	20.18	\$69,000	\$3,419	548				
ACT	9987194	35	Rockport Ranches	39 Kent Canyon	39	20.58	\$69,000	\$3,353	27				
ACT	9986263	35	Echo Creek Ranches	158 S Dugway RD		26.48	\$69,950	\$2,642	127				
ACT	9985648	35	Echo Creek Ranches	52 S Grass Creek RD		20.53	\$70,000	\$3,410	177				
ACT	9985628	35	Echo Creek Ranches	196 S West RD		21.37	\$71,500	\$3,346	180				
ACT	9983365	35	Rockport Ranches	3A Kent Canyon RD		20	\$88,000	\$4,400	345				

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ACT	9984731	35	Rockport Ranches	40 Kent Canyon	40	20.28	\$89,000	\$4,389	236				
ACT	9986285	35	Rockport Estates	1st N Valley View RD	64	1	\$95,000	\$95,000	133				
ACT	9983994	35	Rockport Estates	197 Ridge Top		1.08	\$99,000	\$91,667	294				
ACT	9985139	35	Rockport Ranches	22 ROCKPORT BLVD	22	20.01	\$104,000	\$5,197	215				
ACT	9975006	35	Wan.- Hoyt - Coal.- Rock.	1868 W Saltbox Circle	PI-E-24	1.51	\$119,000	\$78,808	968				
ACT	9985657	35	Wan.- Hoyt - Coal.- Rock.	135 E LAKESIDE DR	2	0.54	\$119,000	\$220,370	177				
ACT	9985659	35	Wan.- Hoyt - Coal.- Rock.	95 E LAKESIDE DR	3	0.55	\$119,000	\$216,364	177				
ACT	9984546	35	Rockport Estates	54 Aspen DR		1	\$120,000	\$120,000	250				
ACT	9985661	35	Wan.- Hoyt - Coal.- Rock.	2714 S COTTONWOOD DR	4	0.77	\$129,000	\$167,532	177				
ACT	9985662	35	Wan.- Hoyt - Coal.- Rock.	2740 S COTTONWOOD DR	5	0.76	\$129,000	\$169,737	177				
ACT	9985663	35	Wan.- Hoyt - Coal.- Rock.	2764 S COTTONWOOD DR	6	0.76	\$129,000	\$169,737	177				
ACT	9985664	35	Wan.- Hoyt - Coal.- Rock.	2792 S COTTONWOOD DR		0.76	\$129,000	\$169,737	177				
ACT	9985665	35	Wan.- Hoyt - Coal.- Rock.	2820 S COTTONWOOD DR		0.77	\$129,000	\$167,532	177				
ACT	9983282	35	Wan.- Hoyt - Coal.- Rock.	31869 S Old Lincoln HWY	4	1.87	\$129,900	\$69,465	351				
ACT	9984862	35	Wan.- Hoyt - Coal.- Rock.	1869 Elk RD	P1-74-G	1	\$135,000	\$135,000	230				
ACT	9984861	35	Wan.- Hoyt - Coal.- Rock.	1835 Elk RD		1	\$135,000	\$135,000	230				
ACT	9984864	35	Wan.- Hoyt - Coal.- Rock.	1768 NE Alexander Canyon RD		1	\$135,000	\$135,000	230				
ACT	9985196	35	Rockport Ranches	48 Rockport Ranches	48	20.61	\$179,900	\$8,729	205				
ACT	9986432	35	Bridge Hollow	1751 N RIDGE RD		20.56	\$189,500	\$9,217	107				
ACT	9985508	35	Hoytsville	0 Spring Canyon RD		6.16	\$249,000	\$40,422	187				
ACT	9983896	35	Wan.- Hoyt - Coal.- Rock.	477 E RICHINS RANCH RD		3.25	\$259,000	\$79,692	301				
ACT	9984393	35	Bridge Hollow	2801 SPRING HL		21.49	\$295,000	\$13,727	261				
ACT	9985876	35	Hoytsville	853 S WEST HOYTSVILLE RD		2.88	\$298,000	\$103,472	161				
ACT	9985068	35	Coalville	649 E Border Station RD		7.2	\$449,000	\$62,361	215				
ACT	9985877	35	Hoytsville	1371 S WEST HOYTSVILLE RD		11.29	\$650,000	\$57,573	161				
ACT	9986595	35	Wan.- Hoyt - Coal.- Rock.	NS-230-A Cherry Canyon DR		40	\$980,000	\$24,500	91				
ACT	9986539	35	Hoytsville	NS-496 Spring Canyon Road		49.77	\$3,000,000	\$60,277	98				
ACT	9981781	35	Wan.- Hoyt - Coal.- Rock.	00 Old Lincoln Highway		550	\$3,995,000	\$7,264	499				
ACTSS	9987281	31	Wild Willow	402 ASPEN RD	C18	0.83	\$114,000	\$137,349	16				
ACTSS	9982812	34	Brown's Canyon	6292 W LOWER BOWL RD	47	40	\$144,000	\$3,600	392				
ACTSS	9984749	35	Rockport Estates	259 E Sage LN	LR-259	1.11	\$50,000	\$45,045	238				
							\$379,573	\$107,759	559.1				
							\$172,000	\$67,742					

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PND	9986025	35	Hoytsville	282 E SPRING CANYON RD		0.5	\$65,000	\$130,000	141				
PND	9984411	35	Hoytsville	1520 S WEST HOYTSVILLE RD		80	\$695,000	\$8,688	258				
							\$380,000	\$69,344	199.5				
							\$380,000	\$69,344					
CLO	9980693	31	Woodland Estates	118 RED FOX RD	118	5.76	\$90,000	\$15,625	278	\$75,000	\$13,021	4/2/2010	83%
CLO	9981153	31	Wolf Creek Ranch	2513 Whispering Springs	22	160	\$1,300,000	\$8,125	338	\$1,175,000	\$7,344	7/9/2010	90%
CLO	9984140	32	Kamas East	76 Kamas East	76-A	0.94	\$30,000	\$31,915	111	\$20,000	\$21,277	7/15/2010	67%
CLO	9980664	32	Kamas East	A-15-A Kamas East	A-15-A	1.34	\$37,000	\$27,612	222	\$30,000	\$22,388	5/18/2010	81%
CLO	9982121	32	Samak Acres	2234 Upper Ridge Road	46	0.39	\$39,500	\$101,282	153	\$38,500	\$98,718	6/22/2010	98%
CLO	9980616	32	Kamas East	23 Kamas East	23	1.1	\$42,500	\$38,636	163	\$35,000	\$31,818	3/10/2010	82%
CLO	9975847	32	Samak Park	2056 SAMAK PARK Loop	23 & 24	1.08	\$44,500	\$41,204	657	\$27,000	\$25,000	6/11/2010	61%
CLO	9984377	33	Pine Mountain	323 Ashley Drive	323	0.5	\$43,000	\$86,000	84	\$37,000	\$74,000	7/30/2010	86%
CLO	9982115	33	Pine Mountain	698 CONIFER DR	698	0.5	\$51,000	\$102,000	364	\$46,750	\$93,500	10/14/2010	92%
CLO	9984565	33	Beaver Springs	27 Lewis & Clark	27	3.2	\$89,900	\$28,094	119	\$86,000	\$26,875	9/28/2010	96%
CLO	9982515	33	Pine Mountain	660 RED FIR WAY	660	1.17	\$90,000	\$76,923	302	\$75,000	\$64,103	9/23/2010	83%
CLO	9971512	33	Pine Mountain	83 ASHLEY DRIVE	83 & 685	0.77	\$114,500	\$148,701	803	\$95,900	\$124,545	1/21/2010	84%
CLO	9974945	33	Weber Canyon	202 PEACOCK ROAD	202	1.8	\$199,000	\$110,556	645	\$171,000	\$95,000	3/18/2010	86%
CLO	9986028	33	Oakley and Weber Canyon Ar.	1501 W STEVENS LANE LN	1	10	\$260,000	\$26,000	38	\$210,000	\$21,000	9/10/2010	81%
CLO	9984020	34	Peoa and Browns Canyon Ar.	2503 W STATE ROAD 32		0.95	\$89,000	\$93,684	160	\$80,000	\$84,211	9/15/2010	90%
CLO	9984336	34	Brown's Canyon	97 N Browns Canyon RD	97	51.51	\$145,000	\$2,815	177	\$100,000	\$1,941	10/6/2010	69%
CLO	9981376	34	Brown's Canyon	96 Brown's Canyon Road		46.54	\$269,950	\$5,800	428	\$200,000	\$4,297	10/5/2010	74%
CLO	9985946	35	Rockport Estates	276 E Parkview LN	LR-3-276	1	\$14,900	\$14,900	118	\$13,500	\$13,500	11/29/2010	91%
CLO	9986296	35	Rockport	189 RIDGE TOP		0.5	\$15,000	\$30,000	28	\$12,000	\$24,000	9/30/2010	80%
CLO	9985647	35	Echo Creek Ranches	8 E Coyote CYN	8	20.02	\$30,000	\$1,499	98	\$24,500	\$1,224	12/15/2010	82%
CLO	9979776	35	Bradbury Canyon	508 Spring Canyon		2.88	\$118,000	\$40,972	213	\$90,000	\$31,250	2/4/2010	76%
CLO	9984163	35	Echo Creek Ranches	50 & 57 N Cherokee PASS	50 & 57	42.46	\$195,000	\$4,593	125	\$180,000	\$4,239	8/24/2010	92%
CLO	9985059	35	North Summit	NS-494 Spring Canyon		8.75	\$199,999	\$22,857	57	\$175,000	\$20,000	9/13/2010	88%
CLO	9982409	35	Bradbury Canyon	UT Hwy 181 at Border Station Road		4.04	\$220,000	\$54,455	402	\$200,000	\$49,505	12/16/2010	91%
							\$155,323	\$46,427	253.5	\$133,215	\$39,698		
							\$89,950	\$30,957					
							\$77,500	\$24,500					