

Snyderville Land
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	9981830	10	Chateaux Du Val	2332 CREEK CROSSING DR	16	0.32	\$309,000	\$965,625	495				
ACT	9986309	10	Chateaux Du Val	2256 CREEK CROSSING LOOP	17	0.31	\$385,000	\$1,241,935	124				
ACT	9986716	10	Chateaux Du Val	2272 CREEK CROSSING LOOP	18	0.28	\$455,000	\$1,625,000	78				
ACT	9986714	10	Chateaux Du Val	2265 CREEK CROSSING LOOP	8	0.55	\$629,000	\$1,143,636	78				
ACT	9986715	10	Chateaux Du Val	2287 CREEK CROSSING LOOP	10	0.51	\$675,000	\$1,323,529	78				
ACT	9987228	10	Colony At White Pine Canyon	184 WHITE PINE CANYON RD	184	6.8	\$995,000	\$146,324	23				
ACT	9986439	10	Colony At White Pine Canyon	165 WHITE PINE CANYON RD	165	5.73	\$995,000	\$173,647	107				
ACT	9982878	10	Colony At White Pine Canyon	103 White Pine Canyon RD	102	6.62	\$1,195,000	\$180,514	387				
ACT	9981209	10	Colony At White Pine Canyon	52 WHITE PINE CANYON RD	54	8.75	\$1,295,000	\$148,000	547				
ACT	9982882	10	Colony At White Pine Canyon	149 White Pine Canyon RD	142	6.95	\$1,295,000	\$186,331	387				
ACT	9984650	10	Colony At White Pine Canyon	147 WHITE PINE CANYON RD	138	4.6	\$1,299,000	\$282,391	240				
ACT	9985690	10	Colony At White Pine Canyon	143 White Pine Canyon Road	139	4.3	\$1,350,000	\$313,953	175				
ACT	9987224	10	Colony At White Pine Canyon	137 White Pine Canyon Road	130	5.21	\$1,385,000	\$265,835	23				
ACT	9977726	10	Colony At White Pine Canyon	128 WHITE PINE CANYON RD		7.78	\$1,395,000	\$179,306	806				
ACT	9983230	10	Colony At White Pine Canyon	112 WHITE PINE CANYON RD	97	6.5	\$1,395,000	\$214,615	356				
ACT	9982102	10	Colony At White Pine Canyon	209 White Pine Canyon	209	4.4	\$1,495,000	\$339,773	468				
ACT	9986162	10	Colony At White Pine Canyon	145 WHITE PINE CANYON RD	140	7.08	\$1,495,000	\$211,158	139				
ACT	9984152	10	Colony At White Pine Canyon	119 WHITE PINE CANYON RD	107	6.69	\$1,550,000	\$231,689	280				
ACT	9984154	10	Colony At White Pine Canyon	37 WHITE PINE CANYON RD	35	5.53	\$1,595,000	\$288,427	286				
ACT	9985672	10	Colony At White Pine Canyon	186 WHITE PINE CANYON RD	186	5.5	\$1,650,000	\$300,000	176				
ACT	9986966	10	Colony At White Pine Canyon	175 WHITE PINE CANYON RD	175	6.66	\$1,675,000	\$251,502	62				
ACT	9966850	10	Colony At White Pine Canyon	220 White Pine Canyon Road	220	10.2	\$1,695,000	\$166,176	1435				
ACT	9986547	10	Colony At White Pine Canyon	171 WHITE PINE CANYON RD	171	5.08	\$1,695,000	\$333,661	97				
ACT	9961177	10	Colony At White Pine Canyon	170 White Pine Canyon	170	11.15	\$1,795,000	\$160,987	1762				
ACT	9972389	10	Colony At White Pine Canyon	185 White Pine Canyon Road	185	4.8	\$1,795,000	\$373,958	1124				
ACT	9961190	10	Colony At White Pine Canyon	179 White Pine Canyon	179	7.06	\$1,895,000	\$268,414	1762				
ACT	9966841	10	Colony At White Pine Canyon	206 White Pine Canyon Road	206	5.3	\$1,895,000	\$357,547	1435				
ACT	9982100	10	Colony At White Pine Canyon	253 White Pine Canyon	253	5.8	\$1,895,000	\$326,724	468				
ACT	9966518	10	Colony At White Pine Canyon	214 White Pine Canyon Rd.	214	6.6	\$1,995,000	\$302,273	1456				
ACT	9973422	10	Colony At White Pine Canyon	187 White Pine Canyon Road	187	5.7	\$1,995,000	\$350,000	1058				
ACT	9986478	10	The Canyons Area	Parcel 22 Sunpeak Master Plat	22	56.17	\$2,025,000	\$36,051	105				
ACT	9982104	10	Colony At White Pine Canyon	210 White Pine Canyon	210	4.1	\$2,195,000	\$535,366	468				
ACT	9966840	10	Colony At White Pine Canyon	207 White Pine Canyon Road	207	5	\$2,295,000	\$459,000	1435				
ACT	9982481	10	Colony At White Pine Canyon	216 WHITE PINE CANYON RD	216	5.7	\$2,295,000	\$402,632	427				
ACT	9982105	10	Colony At White Pine Canyon	208 White Pine Canyon	208	5.6	\$2,395,000	\$427,679	468				
ACT	9982106	10	Colony At White Pine Canyon	256 White Pine Canyon	256	5.8	\$2,495,000	\$430,172	468				
ACT	9982101	10	Colony At White Pine Canyon	254 White Pine Canyon	254	6.3	\$4,495,000	\$713,492	468				
							\$1,604,378	\$423,171	533.8				
							\$1,595,000	\$302,273					
ACT	9977118	11	Bear Hollow Village	5462 N Cross Country Way	14	0.08	\$188,000	\$2,350,000	852				
ACT	9981329	11	The Cove At Sun Peak/Winter Park	5360 Cove Hollow LN	4	5.3	\$299,000	\$56,415	539				
ACT	9986896	11	Enclave At Cedar Draw	4780 ENCLAVE LN		0.81	\$495,000	\$611,111	65				
ACT	9986891	11	Enclave At Cedar Draw	4761 ENCLAVE LN	2	1.47	\$659,000	\$448,299	65				
ACT	9986893	11	Enclave At Cedar Draw	4760 ENCLAVE LN		1.35	\$695,000	\$514,815	65				
ACT	9983347	11	Sun Peak	4395 N Hwy-224 HWY		5.35	\$5,650,000	\$1,056,075	348				
							\$1,331,000	\$839,453	322.3				
							\$577,000	\$562,963					

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ACT	9983576	13	Old Ranch Road Area	4881 N 300 W	13	4.5	\$489,000	\$108,667	329				
ACT	9980962	13	Willow Creek Estates	4891 Last Stand Drive	33	0.33	\$590,000	\$1,787,879	560				
ACT	9987252	13	Old Ranch Road Area	4200 N 250 East	10		\$595,000	\$59,500	21				
ACT	9984733	13	Two Creeks	3815 W TWO CREEKS LN	4	4.05	\$799,000	\$197,284	236				
ACT	9980117	13	Treasure Mountain Estates	Null 300 West (Old Ranch Road Area)	Unit 3 Lot 6	4.61	\$899,000	\$195,011	614				
ACT	9986638	13	Two Creeks	1406 W TWO CREEKS CIR		4.34	\$1,050,000	\$241,935	89				
ACTSS	9986945	13	Shadow Mountain	1593 W SHADOW MOUNTAIN LN	5	0.73	\$395,000	\$541,096	54				
							\$688,143	\$447,339	271.9				
							\$595,000	\$197,284					
ACT	9985067	15	Pineridge	7096 CANYON DR		0.78	\$119,000	\$152,564	217				
ACT	9981705	15	High Meadows At Pinebrook	7858 SUSANS CIR		0.22	\$125,000	\$568,182	503				
ACT	9986414	15	Pinebrook	7088 N STAGE COACH DR		0.33	\$125,000	\$378,788	112				
ACT	9985267	15	Sunridge	7944 Gambel DR		0.75	\$198,000	\$264,000	203				
ACT	9984817	15	Ecker Hill	7666 N TALL OAKS DR	E35	0.48	\$199,900	\$416,458	233				
ACT	9969417	15	Pinebrook	7356 N Buckboard Drive	149	1.66	\$199,900	\$120,422	1307				
ACT	9982765	15	Pinebrook	3255 W Big Spruce Way	85	1.07	\$199,900	\$186,822	398				
ACT	9986192	15	Ecker Hill	3259 W BIG SPRUCE WAY	EK-H-B-E87	1.79	\$199,900	\$111,676	138				
ACT	9970893	15	Ecker Hill	3473 W Big Spruce Way	61	0.64	\$248,000	\$387,500	1218				
ACT	9986131	15	Pinebrook	3788 W ECKER HILL DR		0.81	\$285,000	\$351,852	139				
ACT	9971245	15	Ecker Hill	7603 N Tall Oaks Drive	E18	0.67	\$299,900	\$447,612	1199				
ACT	9982142	15	Pineridge	6980 CANYON DR	2	0.63	\$399,000	\$633,333	463				
ACT	9985722	15	Pineridge	7005 CANYON DR	16	1.26	\$399,900	\$317,381	173				
ACT	9971244	15	Pineridge	7373 Pine Ridge Drive	60	1.07	\$439,900	\$411,121	1199				
ACT	9971246	15	Pineridge	7325 Pine Ridge Drive	74	0.8	\$499,900	\$624,875	1198				
ACT	9977396	15	Pinebrook	00 Kilby Road	0	11.9	\$2,950,000	\$247,899	832				
							\$430,513	\$351,280	595.8				
							\$223,950	\$365,320					
ACT	9985406	16	Summit Park	5 MATTERHORN TER	137	0.73	\$49,900	\$68,356	190				
ACT	9985410	16	Summit Park	415 MATTERHORN DR	138	0.8	\$49,900	\$62,375	190				
ACT	9984431	16	Summit Park	345 PARKVIEW DR	D-9	0.28	\$75,000	\$267,857	259				
ACT	9984889	16	Summit Park	475 WOODLAND DR	B-13	0.24	\$85,000	\$354,167	229				
ACT	9971553	16	Summit Park	165 Crestview Circle	H-74-A	0.34	\$88,000	\$258,824	1191				
ACT	9983863	16	Summit Park	510 MATTERHORN DR	87	0.97	\$89,850	\$92,629	303				
ACT	9985498	16	Summit Park	195 ST MORITZ STRASSE		0.34	\$99,900	\$293,824	187				
ACT	9978825	16	Summit Park	380 CRESTVIEW DR		0.21	\$100,000	\$476,190	734				
ACT	9983895	16	Summit Park	105 ST MORITZ WAY	84	0.27	\$110,000	\$407,407	310				
ACT	9980126	16	Summit Park	555 UPPER EVERGREEN DR	I-108	0.31	\$119,250	\$384,677	614				
ACT	9980125	16	Summit Park	70 INNSBRUCK STRASSE	L-3	0.36	\$122,960	\$341,556	614				
ACT	9985857	16	Summit Park	290 MATTERHORN DR	57	0.45	\$125,000	\$277,778	162				
ACT	9983114	16	Summit Park	100 MATTERHORN TER		0.67	\$129,000	\$192,537	366				
ACT	9980127	16	Summit Park	175 ST MORITZ STRASSE	J-89	0.32	\$137,800	\$430,625	614				
ACT	9985714	16	Timberline	4607 W BALSAM DR	8	0.52	\$139,000	\$267,308	173				
ACT	9974878	16	Summit Park Area	460 Matterhorn Drive	82	0.61	\$149,900	\$245,738	973				
ACT	9974879	16	Summit Park Area	380 Matterhorn Drive	74	0.69	\$149,900	\$217,246	973				
ACTSS	9985578	16	Summit Park	400 WOODLAND DR		0.27	\$75,000	\$277,778	183				
							\$105,298	\$273,160	459.2				
							\$105,000	\$272,817					

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ACT	9984450	17	Jeremy Ranch Area	2735 W Sackett Drive	4135	0.72	\$199,000	\$276,389	257				
ACT	9979527	17	Jeremy Ranch Area	3982 W Saddleback RD	119	0.427	\$249,000	\$583,138	662				
ACT	9983928	17	The Woods of Parley's Lane	8798 PARLEYS LN	31	0.44	\$249,500	\$567,045	299				
ACT	9986460	17	Wildflower - Jeremy	8868 N SADDLEBACK RD	8	0.9	\$270,000	\$300,000	106				
ACT	9983110	17	Jeremy Ranch Area	8950 N DAYBREAKER		0.36	\$289,000	\$802,778	366				
ACT	9981145	17	Moose Hollow	9196 N CANYON VIEW DR	17	2.85	\$290,000	\$101,754	548				
ACT	9983920	17	The Woods of Parley's Lane	8857 PARLEYS LN	11	0.33	\$295,000	\$893,939	300				
ACT	9984968	17	Back Nine	3038 W DAYBREAKER DR		0.52	\$297,000	\$571,154	225				
ACT	9983921	17	The Woods of Parley's Lane	8736 PARLEYS LN	34	0.59	\$299,000	\$506,780	300				
ACT	9985371	17	Jeremy Ranch Area	3895 W LARIAT RD		0.44	\$300,000	\$681,818	194				
ACT	9985372	17	Jeremy Ranch Area	9087 N JEREMY RD		0.38	\$300,000	\$789,474	194				
ACT	9983925	17	The Woods of Parley's Lane	8729 PARLEYS LN	9	0.68	\$325,000	\$477,941	299				
ACT	9985319	17	The Trails at Jeremy Ranch	8328 N TRAILS DR		2.35	\$349,000	\$148,511	197				
ACT	9985785	17	The Woods of Parley's Lane	8634 PARLEYS LN	43	1.1	\$349,000	\$317,273	167				
ACT	9986424	17	Jeremy Ranch Area	3218 W CREEK RD	381	0.34	\$360,000	\$1,058,824	111				
ACT	9985005	17	Jeremy Cove	4407 JEREMY WOODS DR		0.45	\$369,900	\$822,000	219				
ACT	9979815	17	The Woods of Parley's Lane	8609 PARLEYS LN	2	0.7	\$399,000	\$570,000	637				
ACT	9983918	17	The Woods of Parley's Lane	8965 PARLEYS LN	24	0.56	\$400,000	\$714,286	300				
ACT	9978528	17	The Woods of Parley's Lane	8660 PARLEYS LN	42	0.92	\$449,000	\$488,043	742				
ACT	9985368	17	Jeremy Ranch Area	3090 W CREEK RD		0.31	\$500,000	\$1,612,903	194				
							\$326,920	\$614,202	315.9				
							\$300,000	\$570,577					
ACT	9985041	17	Jeremy Ranch Area	2854 & 2922 Rasmussen RD		29.6	\$7,000,000	\$236,486	218				

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ACT	9985589	18	Pine Meadows	2215 W ASPEN RIDGE CIR		1.29	\$29,000	\$22,481	182				
ACT	9986871	18	Pine Meadows	1769 W Alexander Canyon RD	G-63	1	\$35,000	\$35,000	63				
ACT	9971155	18	Forest Meadows	613 W Forgotten Lane	FM-D-99	1	\$50,000	\$50,000	1205				
ACT	9985821	18	Pine Meadows	1171 W OAK RD	PI-I-40-AM	1.42	\$64,900	\$45,704	164				
ACT	9986307	18	Pine Meadows	2126 S ASPEN CIR		1.25	\$68,900	\$55,120	124				
ACT	9981142	18	Pine Meadows	67 Pine Loop Rd	F67	1	\$69,000	\$69,000	548				
ACT	9979179	18	Pine Meadows	2638 S CROW LOOP	30	0.74	\$79,000	\$106,757	689				
ACT	9980345	18	Pine Meadows	1523 W NAVAJO RD	PI-B-36	0.74	\$89,000	\$120,270	600				
ACT	9980132	18	Pine Meadows	1886 W ARAPAHO DR	PI-E-38	1	\$97,500	\$97,500	614				
ACT	9986932	18	Pine Meadows	10 Pine Meadows DR	10	0.82	\$100,000	\$121,951	56				
ACT	9980224	18	Pine Meadows	2063 W Modoc LOOP	PI-3	0.57	\$109,000	\$191,228	607				
ACT	9986931	18	Pine Meadows	44 Uintah View DR	44	1	\$115,000	\$115,000	56				
ACT	9985826	18	Pine Meadows	1735 W ARAPAHO DR		1	\$119,000	\$119,000	164				
ACT	9985625	18	Forest Meadows	2235 S PORCUPINE CIR	FM-D-179	2	\$119,500	\$59,750	183				
ACT	9986256	18	Stagecoach Estates	100084 Kimball Canyon RD	20	9.93	\$125,000	\$12,588	127				
ACT	9980120	18	Pine Meadows	1891 W VALLEY VISTA DR	pi-e-44	2.01	\$125,000	\$62,189	618				
ACT	9985989	18	Pine Meadows	1238 W MAPLE PL	I-20	1.01	\$130,000	\$128,713	153				
ACT	9983433	18	Pine Meadows	1767 W ARAPAHO DR	PI-E-31	1	\$139,000	\$139,000	341				
ACT	9983912	18	Pine Meadows	1709 W TOLLGATE CANYON RD	PI-73	1.97	\$139,000	\$70,558	303				
ACT	9986086	18	Pine Meadows	1542 W ALEXANDER CANYON RD		1.7	\$147,000	\$86,471	146				
ACT	9985638	18	Stagecoach Estates	77 Stagecoach Estates	B-77	10.73	\$148,900	\$13,877	180				
ACT	9985222	18	Forest Meadows	147 N Arapahoe	147	1.8	\$199,900	\$111,056	203				
ACT	9979809	18	Silver Creek	8037 N SILVER CREEK RD		3.05	\$229,000	\$75,082	642				
ACT	9986155	18	Stagecoach Estates	68 N KIMBALL CANYON RD	68	9.62	\$234,000	\$24,324	138				
ACT	9985031	18	Glenwild	8125 GLENWILD DR	168	0.59	\$235,000	\$398,305	218				
ACT	9986838	18	Silver Creek	159A N Redden RD	159	4.62	\$275,000	\$59,524	65				
ACT	9986906	18	Silver Creek	1543 E CRESCENT DR S DR		7.97	\$279,000	\$35,006	59				
ACT	9985039	18	Silver Creek	7067 N GREENFIELD DR	1	9.1	\$324,500	\$35,659	217				
ACT	9978943	18	Mt Lewis Ranches	12 MOUNTAIN LAKES		20.65	\$325,000	\$15,738	707				
ACT	9987370	18	Glenwild	8040 GLENWILD DR	192	0.51	\$325,000	\$637,255	6				
ACT	9984378	18	Glenwild	1360 SNOW BERRY ST	28	1.46	\$334,990	\$229,445	261				
ACT	9979774	18	Tollgate	SS-143-2 Arapahoe	SS-143-2	10	\$349,000	\$34,900	644				
ACT	9985029	18	Stagecoach Estates	85 Basin Canyon RD		12.26	\$359,000	\$29,282	217				
ACT	9985830	18	Pine Meadows	1050 E Pine Meadow DR	PI-D-14-AM	21.49	\$365,000	\$16,985	164				
ACT	9983710	18	Glenwild	705 HOLLYHOCK ST	136	1.02	\$399,000	\$391,176	316				
ACT	9975903	18	Glenwild	6792 LUPINE DR	134	1.04	\$399,000	\$383,654	924				
ACT	9985153	18	Red Hawk	21 RED HAWK RIDGE RD		15	\$399,000	\$26,600	209				
ACT	9980844	18	Ranches At the Preserve	1426 W Red Hawk TRL	31	10	\$399,900	\$39,900	574				
ACT	9984695	18	Stagecoach Estates	10261 N CHURCH RD		10.93	\$435,000	\$39,799	238				
ACT	9986872	18	Glenwild	7585 GLENWILD DR	74	1.53	\$445,000	\$290,850	63				
ACT	9980022	18	The Preserve	717 W Moose Hill Road	27	10.05	\$450,000	\$44,776	625				
ACT	9980615	18	Ranches At the Preserve	9101 N RED HAWK TRL	32	10	\$450,000	\$45,000	580				
ACT	9982124	18	Stagecoach Estates	44 Basin Canyon Rd.		10	\$450,000	\$45,000	465				
ACT	9983899	18	Stagecoach Estates	61 Stagecoach Estates	61	10.3	\$474,900	\$46,107	301				
ACT	9984788	18	The Preserve	9262 RAVEN WAY	59	10.24	\$475,000	\$46,387	232				
ACT	9984835	18	The Preserve	9377 RAVEN WAY	60	10.01	\$475,000	\$47,453	232				
ACT	9980021	18	The Preserve	838 W MOOSE HILL RD	24	10.22	\$475,000	\$46,477	621				
ACT	9980023	18	The Preserve	977 W DEER HILL RD	35	10.01	\$475,000	\$47,453	621				
ACT	9980024	18	The Preserve	961 W Deer Hill Road	36	10.75	\$475,000	\$44,186	625				
ACT	9987371	18	Glenwild	7550 PURPLE SAGE DR	51	1.55	\$475,000	\$306,452	6				
ACT	9985831	18	Pine Meadows	2051 S PINE MEADOW DR		20.82	\$479,000	\$23,007	164				
ACT	9980027	18	The Preserve	9068 N Elk Crest Road	43	11.41	\$485,000	\$42,507	621				
ACT	9985075	18	The Preserve	1509 PRESERVE DR	54	6.52	\$499,000	\$76,534	219				
ACT	9985074	18	The Preserve	9414 RAVEN WAY	56	5.51	\$500,000	\$90,744	219				

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ACT	9985073	18	The Preserve	9693 N REDHAWK	55	9.03	\$515,000	\$57,032	219				
ACT	9985860	18	The Preserve	1093 W RED FOX RD	8	10.79	\$545,000	\$50,510	161				
ACT	9984802	18	The Preserve	1076 PRESERVE DR	81	14.16	\$555,000	\$39,195	232				
ACT	9984798	18	The Preserve	942 PRESERVE DR	82	13.09	\$560,000	\$42,781	232				
ACT	9984851	18	The Preserve	1128 PRESERVE DR	80	11.28	\$575,000	\$50,975	229				
ACT	9985175	18	Glenwild	400 HOLLYHOCK ST	155	0.99	\$589,000	\$594,949	207				
ACT	9980029	18	The Preserve	9774 N Redhawk Trail	83	10.1	\$590,000	\$58,416	621				
ACT	9980346	18	Glenwild	6975 Mountain Holly DR	110	6.7	\$599,000	\$89,403	596				
ACT	9984815	18	The Preserve	1306 PRESERVE DR	78	10.04	\$600,000	\$59,761	232				
ACT	9984901	18	Glenwild	1433 SNOWBERRY	17	1.63	\$609,000	\$373,620	225				
ACT	9986730	18	The Preserve	431 W DEER HL	45	25.49	\$610,000	\$23,931	78				
ACT	9984797	18	The Preserve	1193 PRESERVE DR	84	5.28	\$615,000	\$116,477	232				
ACT	9984816	18	The Preserve	1664 PRESERVE DR	72	11.81	\$615,000	\$52,075	232				
ACT	9984793	18	The Preserve	913 PRESERVE DR	86	10.1	\$615,000	\$60,891	232				
ACT	9987032	18	The Preserve	8905 Elk Crest RD	39	9.97	\$640,000	\$64,193	43				
ACT	9984350	18	Glenwild	7380 PURPLE SAGE	56	1.21	\$649,000	\$536,364	264				
ACT	9984638	18	Glenwild	7274 PURPLE SAGE	59	1.33	\$679,000	\$510,526	243				
ACT	9983528	18	Stagecoach Estates	10001 N Kimball Canyon RD	10	10	\$699,000	\$69,900	332				
ACT	9984827	18	The Preserve	1905 BLUE GROUSE WAY	61	18.03	\$749,000	\$41,542	232				
ACT	9986857	18	The Preserve	976 W DEER HL	34	14.56	\$750,000	\$51,511	63				
ACT	9984824	18	The Preserve	1975 BLUE GROUSE WAY	62	19.04	\$769,000	\$40,389	232				
ACT	9984819	18	The Preserve	2690 PRESERVE DR	71	7.11	\$779,000	\$109,564	232				
ACT	9984820	18	The Preserve	2138 PRESERVE DR	70	7.34	\$789,000	\$107,493	232				
ACT	9984822	18	The Preserve	2131 PRESERVE DR	64	10.48	\$799,000	\$76,240	232				
ACT	9984828	18	The Preserve	2063 BLUE GROUSE WAY	63	19.45	\$799,000	\$41,080	232				
ACT	9984242	18	Goshawk Ranch	275 W GOSHAWK RIDGE RD	4	20	\$849,000	\$42,450	273				
ACT	9978982	18	Ranches At the Preserve	1695 W Red Hawk TRL	18	13.95	\$899,000	\$64,444	701				
ACT	9985621	18	The Preserve	537 W RED FOX RD		27.94	\$949,000	\$33,966	180				
ACT	9979136	18	The Preserve	8151 N BITNER RANCH RD	2	46.61	\$1,595,000	\$34,220	691				
ACT	9980604	18	Glenwild	8078 N Red Fox CT	Presv-11	42.54	\$1,999,000	\$46,991	586				
ACTSS	9986552	18	Silver Creek	1682 E Oakridge South	31	8.23	\$149,000	\$18,104	96				
ACTSS	9987169	18	Glenwild	7406 Purple Sage		1.11	\$498,000	\$448,649	30				
ASS3P	9980568	18	Pine Meadows	1270 W ARAPAHO DR		0.55	\$48,000	\$87,273	583				
NPB	9987365	18	Pine Meadows	2209 S WOODCHUCK WAY	PI-G-3	1	\$99,500	\$99,500	7				
							\$436,664	\$110,719	315				
							\$450,000	\$57,724					

ACT	9984259	19	Trailside Park	6462 Highland DR	227-B	0.76	\$140,000	\$184,211	272				
ACT	9985355	19	Highland Estates	191 E COUNTRYSIDE CIR	346B	0.73	\$199,000	\$272,603	195				
ACT	9984440	19	Highland Estates	6050 N SILVER SAGE DR		2.07	\$299,000	\$144,444	258				
ACT	9986576	19	Mountain Ranch Estates	5855 MOUNTAIN RANCH DR	74	0.62	\$399,000	\$643,548	93				
ACT	9984280	19	Mountain Ranch Estates	6075 TRAILSIDE DR		0.75	\$430,000	\$573,333	269				
ACT	9981553	19	Mountain Ranch Estates	6000 Mountain Ranch DR	18	0.76	\$480,000	\$631,579	516				
ACT	9985377	19	Mountain Ranch Estates	5690 AIDAN CT		0.75	\$499,000	\$665,333	194				
							\$349,429	\$445,007	256.7				
							\$399,000	\$573,333					

ACT	9985823	20	Silver Creek Comm. Area	756 E Division ST	9	0.91	\$229,000	\$251,648	163				
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Snyderville Land
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	9986565	21	Northgate Canyon	1095 CANYON GATE RD		1.09	\$55,000	\$50,459	96				
ACT	9987151	21	Aspen Camp	7695 N FIRE RING GLADE	63	1.19	\$79,900	\$67,143	33				
ACT	9984447	21	Northgate Canyon	9233 SPOTTED OWL CT		1.13	\$85,000	\$75,221	258				
ACT	9987197	21	Aspen Camp	7865 N MOON DOG CT	86	1.04	\$85,900	\$82,596	27				
ACT	9987255	21	Aspen Camp	3757 ASPEN CAMP LOOP	AC-70	1.06	\$95,000	\$89,623	20				
ACT	9986400	21	Northgate Canyon	1590 CANYON GATE RD	52	1.15	\$95,000	\$82,609	114				
ACT	9986601	21	Northgate Canyon	836 CANYON GATE RD		1.03	\$95,000	\$92,233	91				
ACT	9982674	21	The Homesteads	2350 E Westview Trail		0.55	\$99,000	\$180,000	404				
ACT	9986154	21	Bison Bluffs	1990 SADDLEHORN DR	43	0.8	\$99,900	\$124,875	138				
ACT	9985575	21	Northgate Canyon	1275 CANYON GATE RD	31	1.25	\$100,000	\$80,000	182				
ACT	9986353	21	Bison Bluffs	2265 Saddlehorn DR	BB-52	0.99	\$119,000	\$120,202	119				
ACT	9987213	21	Bison Bluffs	7037 PROMONTORY RANCH RD	4	0.73	\$120,000	\$164,384	26				
ACT	9979648	21	Bison Bluffs	2334 Appalossa LN	64	0.99	\$124,500	\$125,758	650				
ACT	9978141	21	Aspen Camp	7760 N Promontory Ranch RD	30	1.15	\$125,000	\$108,696	772				
ACT	9981484	21	Northgate Canyon	2104 Canyon Gate RD	75	1.18	\$125,000	\$105,932	519				
ACT	9983677	21	Bison Bluffs	2558 PALOMINO TRL		0.86	\$130,000	\$151,163	320				
ACT	9984553	21	The Homesteads	2453 E WEST VIEW TRL		0.66	\$139,000	\$210,606	248				
ACT	9987021	21	Bison Bluffs	2190 SADDLEHORN DR		0.66	\$140,000	\$212,121	42				
ACT	9985757	21	The Homesteads	2338 E WEST VIEW TRL	33	0.74	\$149,000	\$201,351	174				
ACT	9984089	21	Northgate Canyon	2066 Canyon Gate RD	74	1.05	\$149,900	\$142,762	286				
ACT	9983686	21	Promontory Area	4151 Aspen Camp LOOP	1	1	\$153,000	\$153,000	320				
ACT	9985063	21	Aspen Camp	7664 N FIRE RING GLADE		1.09	\$153,900	\$141,193	217				
ACT	9986674	21	Promontory	7645 N RANCH CLUB TRL	20	1.17	\$155,000	\$132,479	84				
ACT	9986962	21	West View	2673 E WESTVIEW TRL		0.7	\$165,000	\$235,714	51				
ACT	9986998	21	Signal Hill	3351 W VIEW TRL	23	0.88	\$169,000	\$192,045	49				
ACT	9983687	21	The Homesteads	2390 E WEST VIEW TRAIL	29	0.6	\$175,000	\$291,667	324				
ACT	9986210	21	The Palisades	6476 Dakota TRL	38	1.46	\$175,000	\$119,863	133				
ACT	9987088	21	Wapiti Canyon	3125 E Antler CT	16	0.8	\$189,000	\$236,250	39				
ACT	9983684	21	Bison Bluffs	1977 SADDLEHORN DR	68	0.85	\$195,000	\$229,412	324				
ACT	9986106	21	Buffalo Jump	8883 N MOUNTAIN CREST RD	36	0.62	\$195,000	\$314,516	142				
ACT	9984869	21	Sunset Ridge	7521 Fiddlers HOLW	7	1.67	\$195,000	\$116,766	229				

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ACT	9968566	21	Bison Bluffs	2399 Saddlehorn Drive	15	0.87	\$199,950	\$229,828	1343				
ACT	9986151	21	Deer Crossing	8366 N SUNRISE LOOP	19	4.47	\$215,900	\$48,300	138				
ACT	9986255	21	Silver Gate Ranches	2369 MERRIMAX LN		0.57	\$223,500	\$392,105	128				
ACT	9987026	21	West View	7280 N Sage Meadow RD	7	1.52	\$225,000	\$148,026	41				
ACT	9983409	21	The Homesteads	7318 N Westview TRL	13	0.51	\$225,000	\$441,176	345				
ACT	9985921	21	West Hills	7901 N WEST HILLS TRL		2.84	\$229,500	\$80,810	161				
ACT	9986724	21	The Palisades	2643 CODY CIR		1.58	\$232,000	\$146,835	79				
ACT	9984857	21	Painted Sky	3278 Blue Sage TRL	6	1.14	\$235,000	\$206,140	229				
ACT	9987200	21	Deer Crossing	8531 N RANCH GARDEN RD	90	1	\$235,000	\$235,000	27				
ACT	9984868	21	Deer Crossing	8223 N Sunrise LOOP	55	1.15	\$235,000	\$204,348	229				
ACT	9983976	21	West Hills	7400 N WEST HILLS TRL	24	0.93	\$249,900	\$268,710	295				
ACT	9985980	21	Aspen Camp	3902 ASPEN CAMP LOOP		1.26	\$250,000	\$198,413	154				
ACT	9984871	21	Deer Crossing	8195 N Ranch Garden RD	81	1.84	\$260,000	\$141,304	229				
ACT	9984867	21	Deer Crossing	8221 N Ranch Garden RD	82	1.23	\$260,000	\$211,382	229				
ACT	9986417	21	West View	2682 E WESTVIEW TRL	25	0.42	\$269,000	\$640,476	112				
ACT	9987033	21	Wapiti Canyon	8628 N Sunset CIR	33	1.03	\$275,000	\$266,990	41				
ACT	9984863	21	Deer Crossing	8270 N Sunrise LOOP	24	1.1	\$275,000	\$250,000	229				
ACT	9983803	21	Deer Crossing	3712 E ROCKPORT RIDGE RD	DC-14	1.07	\$295,000	\$275,701	310				
ACT	9985518	21	Wapiti Canyon	8973 N PROMONTORY RANCH RD		1.44	\$295,000	\$204,861	187				
ACT	9986039	21	The Summit	3324 CENTRAL PACIFIC TRL	24	1.28	\$295,000	\$230,469	148				
ACT	9986364	21	West Hills	2642 E CLIFFROSE CT		1.01	\$295,000	\$292,079	117				
ACT	9986720	21	West Hills	2647 E SILVERBERRY CT	45	1	\$299,000	\$299,000	78				
ACT	9985756	21	Deer Crossing	8342 N SUNRISE LOOP	DC-20	1.61	\$299,000	\$185,714	174				
ACT	9986535	21	The Palisades	6140 Dakota Trail	29	1.12	\$300,000	\$267,857	100				
ACT	9984865	21	Deer Crossing	8101 N Sunrise LOOP	49	1.25	\$345,000	\$276,000	229				
ACT	9984367	21	Golf Club Cabins	8589 RANCH CLUB CT	4	0.28	\$385,000	\$1,375,000	261				
ACT	9978827	21	Deer Crossing	8199 N SUNRISE LOOP		1.65	\$399,000	\$241,818	720				
ACT	9987207	21	West Hills	7670 N WEST HILLS TRL	32	1.16	\$399,000	\$343,966	26				
ACT	9984343	21	West Hills	7721 N WEST HILLS TRL		1.07	\$399,000	\$372,897	264				
ACT	9980951	21	Bison Bluffs	2171 Saddlehorn DR	56	0.99	\$425,000	\$429,293	561				
ACT	9983373	21	Deer Crossing	8379 N Sunrise Loop	DC 61	1.22	\$439,000	\$359,836	345				
ACT	9984062	21	West Hills	7811 N West Hills TRL	62	2.87	\$485,000	\$168,990	287				
ACT	9963738	21	Aspen Camp	4219 Aspen Camp Loop	AC-79	1.01	\$499,000	\$494,059	1626				
ACT	9986112	21	Painted Sky	3265 BLUE SAGE TRL		1.79	\$550,000	\$307,263	145				
ACT	9985822	21	Deer Crossing	8340 N Ranch Garden RD	DC-100	1.97	\$575,000	\$291,878	163				
ACT	9986979	21	Buffalo Jump	9051 N HIDDEN HILL LOOP	26	0.47	\$590,000	\$1,255,319	51				
ACT	9981528	21	Wapiti Canyon	3005 E WAPITI CANYON RD		2.1	\$595,000	\$283,333	517				
ACT	9973261	21	Deer Crossing	8067 N PROMONTORY RANCH RD	78	1.93	\$600,000	\$310,881	1070				
ACT	9981527	21	Deer Crossing	8669 N MARMOT CIR		1.66	\$795,000	\$478,916	517				
ACT	9984344	21	Promontory Ridge	2647 E CANYON GATE RD		2.78	\$1,100,000	\$395,683	264				
ACTSS	9984766	21	Aspen Camp	7703 N FIRE RING GLADE		2.01	\$149,000	\$74,129	233				
ACTSS	9982641	21	Painted Sky	8176 N RANCH CLUB TRL	34	1.12	\$195,000	\$174,107	413				
ACTSS	9987046	21	Golf Club Cabins	8547 N RANCH CLUB CT		0.27	\$350,000	\$1,296,296	43				
							\$264,564	\$262,511	260.7				
							\$225,000	\$208,373					
							\$565,922	\$294,934	353.3				
							\$349,000	\$212,121					

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Status	MLS #	Area	Subdivision	Address	Lot #	# Acr	List Price	Price List/Acre	DOM	Sold Price	Price Sold/Acre	Date Sold	SP/LP
PND	9979313	10	Colony At White Pine Canyon	172 WHITE PINE CANYON RD	172	5.17	\$1,400,000	\$270,793	670				
PND	9980183	17	Back Nine	3200 W Daybreaker DR	48	0.46	\$249,000	\$541,304	583				
PND	9980322	17	The Woods of Parley's Lane	8941 Parley's LN	20	0.7	\$675,000	\$964,286	97				
							\$462,000	\$752,795	340				
PND	9986251	18	Ranches At the Preserve	1780 W RED HAWK TRL	12	12.72	\$499,000	\$39,230	93				
PND	9986648	21	Promontory Area	2693 E BITTERBRUSH DR	27	0.64	\$74,900	\$117,031	74				
PND	9985568	21	Promontory	2302 PALOMINO TRL		0.8	\$109,000	\$136,250	167				
PND	9984853	21	Painted Sky	2817 Blue Sage TRL	28	1.17	\$199,000	\$170,085	81				
PND	9986667	21	Promontory Area	2832 BLUE SAGE TRAIL	27	1.19	\$229,900	\$193,193	90				
PND	9984859	21	Painted Sky	3198 Blue Sage TRL	10	1.68	\$275,000	\$163,690	69				
							\$177,560	\$156,050	96				
							\$199,000	\$163,690					
							\$417,280	\$334,866	226.4				
							\$262,000	\$181,639					

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Status	MLS #	Area	Subdivision	Address	Lot #	# Acr	List Price	Price List/Acre	DOM	Sold Price	Price Sold/Acre	Date Sold	SP/LP
CLO	9985193	10	Chateaux Du Val	2227 CREEK CROSSING LOOP	5	0.92	\$350,000	\$380,435	16	\$362,000	\$393,478	7/30/2010	103%
CLO	9982253	10	Colony At White Pine Canyon	48 White Pine Canyon Rd	56	7.18	\$1,595,000	\$222,145	134	\$1,300,000	\$181,058	5/20/2010	82%
CLO	9978298	10	Colony At White Pine Canyon	159 WHITE PINE CANYON RD	159	11.55	\$2,195,000	\$190,043	379	\$1,750,000	\$151,515	2/5/2010	80%
CLO	9983344	10	Colony At White Pine Canyon	181 WHITE PINE CANYON RD	181	12.23	\$2,250,000	\$183,974	87	\$2,000,000	\$163,532	6/17/2010	89%
							\$1,597,500	\$244,149		\$1,353,000	\$222,396		88%
							\$1,895,000	\$206,094		\$1,525,000	\$172,295		
CLO	9983703	11	Cedar Draw Estates	4855 BEAR VIEW DR	10	1.42	\$549,950	\$387,289	182	\$430,000	\$302,817	10/22/2010	78%
CLO	9982871	13	Willow Creek Estates	4753 Pace DR		0.43	\$495,000	\$1,151,163	31	\$430,000	\$1,000,000	1/15/2010	87%
CLO	9981216	13	Ranch Creek	4500 N RANCH CREEK LN	2	3.2	\$799,000	\$249,688	375	\$799,000	\$249,688	7/29/2010	100%
CLO	9971402	13	Treasure Mountain Estates	334 W 5200 North	A	4.6	\$889,000	\$193,261	771	\$727,500	\$158,152	1/19/2010	82%
CLO	9981435	13	Quarry Mountain Ranch	3332 QUARRY MOUNTAIN RD	36	6.96	\$1,399,000	\$201,006	467	\$1,150,000	\$165,230	12/8/2010	82%
							\$895,500	\$448,779	411	\$776,625	\$393,267		88%
							\$844,000	\$225,347		\$763,250	\$207,459		

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Status	MLS #	Area	Subdivision	Address	Lot #	# Acr	List Price	Price List/Acre	DOM	Sold Price	Price Sold/Acre	Date Sold	SP/LP
CLO	9980899	15	Pinebrook	7088 N STAGE COACH DR		0.52	\$49,900	\$95,962	256	\$49,900	\$95,962	5/21/2010	100%
CLO	9985027	15	Pinebrook	6930 CANYON DR		0.6	\$104,900	\$174,833	28	\$105,000	\$175,000	9/8/2010	100%
CLO	9971247	15	Ecker Hill	7467 N Tall Oaks Circle	E26	3.24	\$599,900	\$185,154	1038	\$350,000	\$108,025	9/30/2010	58%
							\$251,567	\$151,983	440.7	\$168,300	\$126,329		
							\$104,900	\$174,833		\$105,000	\$108,025		
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CLO	9986295	16	Summit Park	505 NORTH UPPER EVERGREEN 3000	103	0.25	\$28,200	\$112,800	7	\$28,200	\$112,800	10/4/2010	100%
CLO	9984936	16	Summit Park	430 UPPER EVERGREEN DR		0.25	\$35,200	\$140,800	84	\$28,000	\$112,000	9/24/2010	80%
CLO	9982820	16	Summit Park	625 PARK VIEW DR	61	0.31	\$39,500	\$127,419	142	\$35,000	\$112,903	6/10/2010	89%
CLO	9983758	16	Summit Park	695 PARKVIEW DR	J-53	0.3	\$39,900	\$133,000	151	\$35,000	\$116,667	9/13/2010	88%
CLO	9986232	16	Summit Park	320 E Aspen DR	18	0.24	\$46,000	\$191,667	91	\$27,500	\$114,583	11/19/2010	60%
CLO	9982822	16	Summit Park	705 PARK VIEW DR	52	0.26	\$46,900	\$180,385	99	\$34,000	\$130,769	5/4/2010	72%
CLO	9983692	16	Summit Park	110 ST MORITZ TER		0.44	\$58,750	\$133,523	199	\$48,000	\$109,091	9/24/2010	82%
CLO	9985812	16	Summit Park	130 ASPEN CIR		0.42	\$89,000	\$211,905	112	\$89,000	\$211,905	12/3/2010	100%
							\$47,931	\$153,937	110.6	\$40,588	\$127,590		
							\$42,950	\$137,161		\$34,500	\$113,743		
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CLO	9985385	17	Back Nine	9240 N Sandtrap CT	BN-B-3-70	0.46	\$269,000	\$584,783	87	\$245,000	\$532,609	12/16/2010	91%
CLO	9981726	17	Back Nine	3356 N Daybreaker Dr		0.66	\$329,900	\$499,848	235	\$270,000	\$409,091	5/19/2010	82%
							2	\$299,450	\$542,316	161	\$257,500	\$470,850	86%
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CLO	9981750	18	Forest Meadows	179-A Porcupine Loop		2.5	\$25,000	\$10,000	190	\$21,000	\$8,400	5/21/2010	84%
CLO	9981751	18	Forest Meadows	165 B PORCUPINE LOOP	165-B	2	\$25,000	\$12,500	190	\$21,000	\$10,500	5/21/2010	84%
CLO	9983294	18	Pine Meadows	2116 S ASPEN RIDGE DR	48	1	\$29,000	\$29,000	10	\$20,000	\$20,000	2/8/2010	69%
CLO	9984576	18	Pine Meadows	1238 W MAPLE PL	I-20	1.01	\$30,000	\$29,703	50	\$30,000	\$29,703	7/12/2010	100%
CLO	9984633	18	Forest Meadows	2401 S FOREST MEADOW RD	105a	0.8	\$89,900	\$112,375	88	\$55,000	\$68,750	11/1/2010	61%
CLO	9979948	18	Forest Meadows	2235 Porcupine CIR	FM-D-179	2.43	\$98,000	\$40,329	389	\$82,000	\$33,745	6/18/2010	84%
CLO	9984063	18	Pine Meadows	1694 W EVERGREEN CIR	PI-E-69	1	\$99,500	\$99,500	80	\$85,000	\$85,000	8/16/2010	85%
CLO	9978087	18	Tollgate	SS-144-D Porcupine Loop	144	40	\$149,749	\$3,744	567	\$150,000	\$3,750	7/1/2010	100%
CLO	9984876	18	Forest Meadows	2425 S VALLEY VIEW RD		4.96	\$199,500	\$40,222	55	\$177,000	\$35,685	8/19/2010	89%
CLO	9985170	18	Silver Creek	6959 N GREENFIELD DR	4	13.22	\$210,000	\$15,885	166	\$200,000	\$15,129	12/6/2010	95%
CLO	9981934	18	Silver Creek	8536 N HIGHFIELD RD	71	13.1	\$225,000	\$17,176	254	\$200,000	\$15,267	5/24/2010	89%
CLO	9979231	18	Glenwild	8005 GLENWILD DR	180	0.6	\$350,000	\$583,333	633	\$328,570	\$547,617	12/2/2010	94%
CLO	9985138	18	Glenwild	7840 PURPLE SAGE	46	1.88	\$395,000	\$210,106	22	\$400,000	\$212,766	7/22/2010	101%
CLO	9981104	18	Glenwild	370 HOLLYHOCK ST	156	1.06	\$399,900	\$377,264	416	\$359,000	\$338,679	9/1/2010	90%
CLO	9985545	18	Glenwild	1257 SNOW BERRY ST	10	3.35	\$400,000	\$119,403	78	\$320,000	\$95,522	10/5/2010	80%
CLO	9982147	18	Glenwild	530 HOLLYHOCK ST	151	1.38	\$425,000	\$307,971	178	\$375,000	\$271,739	3/31/2010	88%
CLO	9982484	18	Silver Creek	0000 BITNER RANCH RD		10	\$450,000	\$45,000	140	\$415,000	\$41,500	5/24/2010	92%
CLO	9983018	18	Ranches At the Preserve	1355 W RED HAWK TRL	35	15.58	\$450,000	\$28,883	16	\$435,000	\$27,920	2/12/2010	97%
CLO	9980989	18	Glenwild	7701 PURPLE SAGE		3.47	\$490,000	\$141,210	540	\$300,000	\$86,455	12/21/2010	61%
CLO	9984874	18	The Preserve	9664 N Redhawk	53	6.98	\$499,000	\$71,490	7	\$490,000	\$70,201	8/9/2010	98%
CLO	9985739	18	The Preserve	9356 N RED HAWK TRL	51	10.43	\$525,000	\$50,336	45	\$475,000	\$45,542	10/14/2010	90%
CLO	9984813	18	The Preserve	1214 PRESERVE DR	79	10.78	\$575,000	\$53,340	126	\$460,000	\$42,672	10/15/2010	80%
CLO	9984579	18	The Preserve	9455 N Redhawk	57	11.83	\$625,000	\$52,832	1	\$525,000	\$44,379	5/11/2010	84%
CLO	9981824	18	Glenwild	8063 N RED FOX CT	13	10.01	\$799,000	\$79,820	335	\$581,000	\$58,042	8/13/2010	73%
							24	\$315,148	\$105,476	190.7	\$271,024	\$92,040	86%
							\$372,500	\$51,584		\$310,000	\$43,525		

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CLO	9980152	19	Park Ridge Estates	6301 N VIEW DR	12	1.29	\$189,900	\$147,209	276	\$150,000	\$116,279	3/26/2010	79%
CLO	9984312	21	Northgate Canyon	836 CANYON GATE RD	41	1.03	\$65,000	\$63,107	143	\$70,590	\$68,534	9/23/2010	109%
CLO	9983241	21	Buffalo Jump	9777 N HIDDEN HILL LOOP		0.57	\$89,900	\$157,719	18	\$85,000	\$149,123	2/17/2010	95%
CLO	9982228	21	Promontory	7037 PROMONTORY RANCH RD	BB-4	0.73	\$99,000	\$135,616	133	\$80,000	\$109,589	3/24/2010	81%
CLO	9983310	21	Bison Bluffs	2550 SADDLEHORN DR	23	0.83	\$100,000	\$120,482	96	\$65,000	\$78,313	6/18/2010	65%
CLO	9983782	21	Aspen Camp	4127 ASPEN CAMP LOOP	AC-75	1.31	\$104,500	\$79,771	219	\$84,000	\$64,122	10/22/2010	80%
CLO	9982893	21	Bison Bluffs	2106 SADDLEHORN DR		0.7	\$109,900	\$157,000	29	\$85,000	\$121,429	1/25/2010	77%
CLO	9981906	21	West View	2784 E WESTVIEW TRL		0.52	\$110,000	\$211,538	465	\$80,000	\$153,846	12/31/2010	73%
CLO	9984493	21	Bison Bluffs	2625 SADDLEHORN DR	BB-7	0.91	\$110,000	\$120,879	60	\$84,000	\$92,308	6/23/2010	76%
CLO	9983779	21	Signal Hill	3248 SIGNAL HILL CT	9	0.73	\$125,000	\$171,233	1	\$125,000	\$171,233	2/16/2010	100%
CLO	9983780	21	Signal Hill	3428 W VIEW TRL		0.76	\$125,000	\$164,474	1	\$125,000	\$164,474	2/16/2010	100%
CLO	9981481	21	Aspen Camp	7780 N PROMONTORY RANCH RD	AC-31	1.35	\$125,000	\$92,593	197	\$125,000	\$92,593	3/15/2010	100%
CLO	9983077	21	Bison Bluffs	2511 SADDLEHORN DR		0.89	\$125,000	\$140,449	230	\$100,000	\$112,360	9/24/2010	80%
CLO	9984372	21	Bison Bluffs	2305 Appaloosa Lane	61	0.99	\$125,000	\$126,263	158	\$75,000	\$75,758	10/1/2010	60%
CLO	9985842	21	Lookout Ridge	2921 W VIEW TRL	18	0.71	\$126,968	\$178,828	20	\$126,968	\$178,828	8/30/2010	100%
CLO	9984005	21	West View	2793 E WESTVIEW TRL	40	0.55	\$135,000	\$245,455	214	\$105,000	\$190,909	11/1/2010	78%
CLO	9986294	21	Promontory	7480 SAGE MEADOW ROAD	15	1.01	\$139,900	\$138,515	61	\$116,000	\$114,851	11/15/2010	83%
CLO	9966525	21	Lookout Ridge	7104 Juniper Draw	3	0.76	\$142,500	\$187,500	1250	\$125,000	\$164,474	7/6/2010	88%
CLO	9983598	21	Bison Bluffs	2403 PALOMINO TRL	27	0.78	\$145,000	\$185,897	35	\$100,000	\$128,205	4/9/2010	69%
CLO	9981454	21	Bison Bluffs	2332 PALOMINO TRL		0.77	\$149,000	\$193,506	284	\$144,000	\$187,013	7/1/2010	97%
CLO	9983079	21	Bison Bluffs	2123 SADDLEHORN DR		0.79	\$149,000	\$188,608	52	\$100,000	\$126,582	3/10/2010	67%
CLO	9983324	21	Bison Bluffs	2300 APPALOOSA LN	62	0.98	\$149,000	\$152,041	6	\$100,000	\$102,041	2/10/2010	67%
CLO	9983682	21	Promontory Area	7667 N Fire Ring Glade	62	1.12	\$150,000	\$133,929	235	\$76,000	\$67,857	10/18/2010	51%
CLO	9983070	21	Sunset Ridge	7517 FIDDLERS HOLW	8	1.08	\$153,900	\$142,500	38	\$148,000	\$137,037	2/24/2010	96%

Snyderville Land
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
CLO	9982316	21	Bison Bluffs	2195 SADDLEHORN DR	BB-55	0.81	\$155,000	\$191,358	75	\$100,000	\$123,457	1/25/2010	65%
CLO	9983683	21	Promontory Area	9155 N Promontory Ridge DR	46	0.98	\$167,500	\$170,918	26	\$160,000	\$163,265	6/28/2010	96%
CLO	9983685	21	Promontory Area	7077 N Promontory Ranch RD	BB - 1	0.73	\$168,000	\$230,137	313	\$76,000	\$104,110	10/21/2010	45%
CLO	9981056	21	West View	2705 E WESTVIEW TRL		0.72	\$169,500	\$235,417	449	\$155,000	\$215,278	10/12/2010	91%
CLO	9983680	21	Promontory Area	501 Canyon Gate RD	NGC - 71	1.08	\$176,000	\$162,963	313	\$63,000	\$58,333	12/27/2010	36%
CLO	9984091	21	Aspen Camp	7780 N Promontory Ranch RD	31	1.35	\$179,000	\$132,593	99	\$135,000	\$100,000	8/4/2010	75%
CLO	9983681	21	Promontory Area	1590 Canyon Gate RD	NGC - 52	1.15	\$187,000	\$162,609	207	\$46,778	\$40,677	9/16/2010	25%
CLO	9981483	21	The Summit	3227 Central Pacific Trail	SUM-2	1.29	\$195,000	\$151,163	387	\$175,000	\$135,659	9/7/2010	90%
CLO	9986001	21	Painted Sky	8090 N RANCH CLUB TRL	30	1.11	\$197,000	\$177,477	26	\$182,000	\$163,964	9/15/2010	92%
CLO	9983323	21	Deer Crossing	7850 PROMONTORY RANCH RD	39	1.19	\$199,000	\$167,227	34	\$237,510	\$199,588	3/9/2010	119%
CLO	9983751	21	The Homesteads	7315 N West View Draw	23	0.62	\$199,000	\$320,968	97	\$110,000	\$177,419	6/21/2010	55%
CLO	9985397	21	Buffalo Jump	9583 N HIDDEN HILL LOOP		0.49	\$199,500	\$407,143	82	\$149,500	\$305,102	9/22/2010	75%
CLO	9981946	21	Deer Crossing	8030 N SUNRISE LOOP	32	3.81	\$199,900	\$52,467	352	\$199,900	\$52,467	9/20/2010	100%
CLO	9974286	21	Painted Sky	7587 OUTPOST WAY	16	1.63	\$205,000	\$125,767	900	\$185,000	\$113,497	10/20/2010	90%
CLO	9984719	21	Promontory Area	3375 N Blue Sage TRL		1.24	\$224,500	\$181,048	42	\$215,000	\$173,387	7/30/2010	96%
CLO	9984496	21	Painted Sky	7586 OUTPOST WAY		1.09	\$225,000	\$206,422	31	\$195,000	\$178,899	6/4/2010	87%
CLO	9968557	21	Promontory	2624 E Cliffrose Court	WHLS-33	1.19	\$229,000	\$192,437	1231	\$219,000	\$184,034	10/27/2010	96%
CLO	9983924	21	Painted Sky	2832 BLUE SAGE TRL	27	1.19	\$235,000	\$197,479	147	\$215,000	\$180,672	9/1/2010	91%
CLO	9983750	21	The Summit	3192 CENTRAL PACIFIC TRL	27	1.48	\$239,000	\$161,486	7	\$259,000	\$175,000	4/2/2010	108%
CLO	9986278	21	Promontory	8019 N Sunrise LOOP		1.56	\$249,000	\$159,615	14	\$235,000	\$150,641	10/15/2010	94%
CLO	9981954	21	Wapiti Canyon	8654 N SUNSET CIR	35	1.55	\$249,900	\$161,226	342	\$249,900	\$161,226	8/31/2010	100%
CLO	9984097	21	Deer Crossing	8363 N RANCH GARDEN RD	85	1.28	\$259,000	\$202,344	111	\$230,000	\$179,688	8/27/2010	89%
CLO	9984096	21	Deer Crossing	8594 N MARMOT CIR	97	1.38	\$269,000	\$194,928	60	\$225,000	\$163,043	6/18/2010	84%
CLO	9983996	21	The Summit	9311 GOLDEN SPIKE CT		1.43	\$275,000	\$192,308	276	\$230,000	\$160,839	12/13/2010	84%
CLO	9984858	21	Painted Sky	2888 Blue Sage TRL	26	1.09	\$275,000	\$252,294	98	\$236,500	\$216,972	12/17/2010	86%
CLO	9985114	21	The Summit	3692 CENTRAL PACIFIC TRL	35	1.47	\$275,000	\$187,075	36	\$226,000	\$153,741	8/5/2010	82%
CLO	9981164	21	West View	7377 N Sage Meadow CT	1	1.02	\$295,000	\$289,216	491	\$210,000	\$205,882	12/14/2010	71%
CLO	9983721	21	West Hills	7841 N West Hills TRL	60	3.5	\$295,000	\$84,286	111	\$260,000	\$74,286	9/15/2010	88%
CLO	9984400	21	Aspen Camp	3347 E PETE DYE DRAW	6	1.67	\$495,000	\$296,407	100	\$350,000	\$209,581	10/22/2010	71%
							\$183,449	\$175,667	200	\$151,051	\$141,773	82%	
							\$168,750	\$169,073		\$130,984	\$152,191		
							\$329,257	\$183,510	207.1	\$276,428	\$153,471	84%	
							\$199,000	\$162,786		\$171,650	\$127,086		