



**Sold Price Analysis Report: 90 Listings Evaluated**

Property Type is 'Residential' Mls Status is 'Closed' Status Contractual Search Date is 01/01/2020 to 12/31/2020 Property Sub Type is 'Single Family Residence' City is 'Ida'

Listing ID	Address	Close Price	Net Price	Original List Price	List Price	Close/ OrigList	Close/ List	OrigList/ List	Net/ OrigList	Close Date	Abv Area	PSF Abv	Ttl Area	PSF Ttl	Fin Area	PSF Fin
2506142	275 Alpine WAY	1,160,000	1,160,000	1,175,000	1,175,000	99%	99%	100%	99%	9/14/2020	2,890	401	3,927	295	3,880	299
IR886978616	Peaceful Valley LN	970,000		1,500,000	1,300,000	65%	75%	115%		9/2/2020	3,183	305	3,876		3,876	250
1671613	616 Peaceful Valley LN	970,000	970,000	1,500,000	1,300,000	65%	75%	115%	65%	9/2/2020	3,183	305	3,876	250	3,876	250
5550954	224 New York Mine RD	725,000	725,000	725,000	699,000	100%	104%	104%	100%	9/24/2020	2,096	346	2,816	257	2,816	257
2460763	162 Columbine DR	682,500	682,500	699,000	699,000	98%	98%	100%	98%	7/1/2020	2,366	288	3,948	173	3,880	176
IR8939261801	Squaw Mtn TRL	680,000	672,685	985,000	650,000	69%	105%	152%	68%	12/30/2020	2,835	240	4,051		2,835	240
7645618	1801 Squaw Mtn TRL	680,000	672,685	900,000	650,000	76%	105%	138%	75%	12/30/2020	2,835	240	4,051	168	2,835	240
7019170	1176 Squaw Mountain TRL	665,000	663,500	650,000	650,000	102%	102%	100%	102%	9/8/2020	2,532	263	2,532	263	2,532	263
2647963	575 Fall River RD	660,000	655,000	675,000	655,000	98%	101%	103%	97%	6/30/2020	2,310	286	2,310	286	2,310	286
IR908460575	Fall River RD	660,000	655,000	675,000	655,000	98%	101%	103%	97%	6/30/2020	2,310	286	2,310		2,310	286
5327895	1551 Pisgah Lake RD	635,000	635,000	649,000	649,000	98%	98%	100%	98%	10/13/2020	1,432	443	2,264	280	1,770	359
3534509	110 N Saddle DR	628,000	628,000	615,000	615,000	102%	102%	100%	102%	10/13/2020	3,002	209	4,529	139	4,070	154
3088878	4751 Colorado 103	620,000	619,500	650,000	650,000	95%	95%	100%	95%	1/22/2020	1,692	366	1,692	366	1,692	366
7821240	121 Viking TRL	598,000	596,500	598,000	598,000	100%	100%	100%	100%	12/21/2020	806	742	1,190	503	1,190	503
6651301	481 Red Tail Ridge RD	570,000	568,800	615,000	599,000	93%	95%	103%	92%	9/18/2020	2,070	275	2,070	275	2,070	275
6129803	4083 Fall River RD	570,000	564,400	575,000	575,000	99%	99%	100%	98%	6/15/2020	1,989	287	1,989	287	1,989	287
4068856	1500 Little Bear Creek RD	550,000	548,500	565,000	565,000	97%	97%	100%	97%	7/30/2020	1,515	363	3,030	182	2,918	188
2339262	1528 Wall ST	490,000	485,000	500,000	500,000	98%	98%	100%	97%	9/18/2020	1,496	328	1,496	328	1,496	328
7684450	847 Colorado BLVD	485,000	484,600	475,000	475,000	102%	102%	100%	102%	7/10/2020	1,802	269	2,333	208	1,802	269
1545294	2008 Virginia Canyon RD	475,000	475,000	515,000	475,000	92%	100%	108%	92%	9/15/2020	1,763	269	2,872	165	1,763	269
4837395	873 Soda Creek RD	460,280	460,280	448,000	448,000	103%	103%	100%	103%	7/15/2020	1,740	265	1,740	265	1,740	265
8950675	1222 Colorado BLVD	460,000	460,000	470,000	460,000	98%	100%	102%	98%	11/12/2020	1,879	245	1,879	245	1,879	245
8004202	409 Colorado BLVD	460,000	460,000	465,000	465,000	99%	99%	100%	99%	12/1/2020	1,858	248	3,032	152	3,032	152
4697688	6198 Colorado 103	455,000	450,000	450,000	450,000	101%	101%	100%	100%	10/27/2020	1,279	356	1,279	356	1,279	356



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5331260	2041 Little Bear Creek RD	450,000	450,000	425,000	425,000	106%	106%	100%	106%	7/1/2020	2,160	208	2,160	208	2,160	208
2042493	998 Soda Creek RD	450,000	448,200	395,000	450,000	114%	100%	88%	113%	7/31/2020	1,664	270	1,664	270	1,664	270
7128313	1128 Colorado BLVD	446,000	446,000	416,000	416,000	107%	107%	100%	107%	8/13/2020	1,704	262	2,463	181	1,704	262
IR913307	119 Brook DR	432,500		408,000	408,000	106%	106%	100%		6/24/2020	1,558	278	1,558		1,558	278
7672221	119 Brook DR	432,500	432,500	408,000	408,000	106%	106%	100%	106%	6/24/2020	1,558	278	1,558	278	1,558	278
2228212	169 Beaver RD	430,000	430,000	449,000	449,000	96%	96%	100%	96%	11/4/2020	1,240	347	1,240	347	1,240	347
7373170	302 Texas	430,000	429,700	430,000	430,000	100%	100%	100%	100%	9/22/2020	1,582	272	2,518	171	2,518	171
4233341	606 Colorado BLVD	425,000	420,000	450,000	440,000	94%	97%	102%	93%	12/18/2020	1,800	236	1,800	236	1,800	236
5678446	225 14th AVE	425,000	422,000	425,000	425,000	100%	100%	100%	99%	6/19/2020	1,368	311	2,184	195	1,368	311
9419143	516 Colorado BLVD	425,000	420,350	425,000	425,000	100%	100%	100%	99%	12/17/2020	1,316	323	1,932	220	1,932	220
8849285	6184 Colorado 103	425,000	425,000	425,000	425,000	100%	100%	100%	100%	12/1/2020	984	432	984	432	984	432
6402218	639 Virginia ST	415,000	415,000	435,000	435,000	95%	95%	100%	95%	2/14/2020	1,200	346	2,508	165	2,400	173
8489572	274 Upper Forest RD	408,500	406,930	410,000	410,000	100%	100%	100%	99%	2/11/2020	2,226	184	2,226	184	2,226	184
IR890012274	Upper Forest RD	408,500	406,930	410,000	410,000	100%	100%	100%	99%	2/11/2020	2,226	184	2,226		2,226	184
9977063	325 Nebraska DR	402,299	402,299	410,000	410,000	98%	98%	100%	98%	5/18/2020	1,000	402	1,600	251	1,600	251
3644928	20 Texas CIR	400,000	395,500	385,000	387,500	104%	103%	99%	103%	9/25/2020	1,056	379	1,844	217	1,844	217
6599929	462 Silver Creek RD	400,000	400,000	415,000	415,000	96%	96%	100%	96%	10/26/2020	1,492	268	1,492	268	1,492	268
4481131	1900 Miner ST	399,000	399,000	399,000	399,000	100%	100%	100%	100%	12/8/2020	1,944	205	1,944	205	1,944	205
3750418	207 Virginia Canyon RD	395,000	393,500	389,900	389,900	101%	101%	100%	101%	8/7/2020	1,829	216	1,829	216	1,829	216
9524208	55 Hillside RD	390,000	387,500	399,999	399,999	98%	98%	100%	97%	10/8/2020	1,008	387	2,016	193	1,576	247
1757730	603 Lake RD	385,000	380,000	385,000	385,000	100%	100%	100%	99%	8/11/2020	1,216	317	1,216	317	1,216	317
6296285	84 Silver Creek RD	383,000	383,000	379,000	379,000	101%	101%	100%	101%	6/30/2020	1,304	294	2,052	187	1,678	228
4857444	180 Beaver RD	383,000	383,000	395,000	395,000	97%	97%	100%	97%	6/12/2020	1,380	278	1,380	278	1,380	278
5280182	125 Elk RD	377,500	377,500	385,000	385,000	98%	98%	100%	98%	9/29/2020	1,609	235	1,609	235	1,609	235
4029696	127 Colorado BLVD	375,000	374,600	392,000	374,900	96%	100%	105%	96%	7/2/2020	2,089	180	2,089	180	2,089	180
9945884	591 Brook DR	375,000	368,800	360,000	360,000	104%	104%	100%	102%	7/2/2020	210	1,786	834	450	624	601
7346676	95 Vista RD	369,000	369,000	359,000	359,000	103%	103%	100%	103%	11/4/2020	1,064	347	1,064	347	1,064	347
7545607	902 Virginia ST	369,000	369,000	369,000	369,000	100%	100%	100%	100%	6/18/2020	1,400	264	1,456	253	1,400	264
9345376	648 Silver Creek RD	369,000	369,000	365,000	365,000	101%	101%	100%	101%	10/9/2020	1,104	334	1,104	334	1,104	334
5456644	185 Montane DR	367,500	367,500	395,000	395,000	93%	93%	100%	93%	5/1/2020	2,360	156	2,484	148	2,360	156
3045876	223 Beaver RD	360,000	360,000	340,000	340,000	106%	106%	100%	106%	9/11/2020	1,080	333	1,080	333	1,080	333



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3514102	412 Colorado BLVD	356,500	356,150	340,000	340,000	105%	105%	100%	105%	7/14/2020	1,070	333	1,070	333	1,070	333
2794822	194 Deer RD	345,000	345,000	345,000	345,000	100%	100%	100%	100%	11/19/2020	1,080	319	1,080	319	1,080	319
5101989	211 2nd AVE	345,000	343,500	350,000	350,000	99%	99%	100%	98%	7/30/2020	1,060	325	1,060	325	1,060	325
3041491	118 Elk CIR	333,400	327,100	350,000	350,000	95%	95%	100%	93%	12/21/2020	1,044	319	1,764	189	1,236	270
5034131	643 Texas DR	330,000	330,000	330,000	330,000	100%	100%	100%	100%	7/30/2020	1,064	310	1,064	310	1,064	310
7024421	9283 Fall River RD	325,000	325,000	325,000	325,000	100%	100%	100%	100%	9/15/2020	616	528	880	369	880	369
5173342	4299 Hidden Wilderness RD	320,000	320,000	300,000	300,000	107%	107%	100%	107%	11/19/2020	990	323	990	323	990	323
5297468	445 Beaver RD #4	320,000	320,000	325,000	325,000	98%	98%	100%	98%	11/16/2020	900	356	900	356	900	356
7971322	1635 Colorado BLVD	318,000	318,000	349,000	325,000	91%	98%	107%	91%	10/1/2020	956	333	956	333	956	333
7005596	27 UpperForest RD	304,000	304,000	314,500	314,500	97%	97%	100%	97%	6/22/2020	816	373	816	373	816	373
2716851	650 Brook DR	299,000	292,350	299,000	299,000	100%	100%	100%	98%	5/8/2020	740	404	740	404	740	404
5654646	1616 Wall ST	295,000	292,500	310,000	310,000	95%	95%	100%	94%	11/23/2020	970	304	970	304	970	304
5844818	2025 Miner ST	295,000	295,000	340,000	295,000	87%	100%	115%	87%	5/29/2020	1,868	158	1,968	150	1,868	158
5997524	185 Alice RD	285,000	285,000	295,000	295,000	97%	97%	100%	97%	8/31/2020	1,250	228	1,250	228	1,250	228
1569416	971 Colorado 103	285,000	280,000	315,000	300,000	90%	95%	105%	89%	9/24/2020	1,029	277	1,029	277	1,029	277
5675191	8604 Fall River RD	285,000	280,000	420,000	285,000	68%	100%	147%	67%	10/22/2020	465	613	763	374	763	374
6822026	563 Lake RD	285,000	284,000	385,000	385,000	74%	74%	100%	74%	8/11/2020	1,140	250	1,140	250	1,140	250
6545075	1520 Wall ST	282,000	282,000	250,000	250,000	113%	113%	100%	113%	6/16/2020	1,852	152	1,852	152	1,852	152
9219963	49 Elk CT	265,000	260,000	259,900	259,900	102%	102%	100%	100%	6/30/2020	768	345	768	345	768	345
8499072	38 S Spring Gulch RD	264,000	264,000	249,000	249,000	106%	106%	100%	106%	11/9/2020	705	374	705	374	705	374
9934529	334 Colorado BLVD	260,000	260,000	300,000	290,000	87%	90%	103%	87%	8/25/2020	1,000	260	1,000	260	1,000	260
2261795	718 Silver Creek RD	260,000	254,000	250,000	245,000	104%	106%	102%	102%	9/22/2020	1,649	158	1,997	130	1,649	158
IR916738334	Colorado BLVD	260,000		300,000	290,000	87%	90%	103%		8/25/2020	1,000	260	1,000		1,000	260
3369246	1606 Wall ST	247,000	239,600	250,000	250,000	99%	99%	100%	96%	3/23/2020	673	367	673	367	673	367
4937530	137 Silver Creek RD	241,000	236,000	248,000	248,000	97%	97%	100%	95%	8/10/2020	988	244	988	244	988	244
7244676	1843 Miner ST	235,000	235,000	250,000	239,900	94%	98%	104%	94%	9/24/2020	558	421	558	421	558	421
4828644	1825 Miner ST	235,000	235,000	239,000	245,000	98%	96%	98%	98%	11/30/2020	790	297	1,120	210	790	297
9462551	2017 Virginia ST	231,530	227,201	225,000	225,000	103%	103%	100%	101%	12/31/2020	336	689	672	345	672	345
5598747	44 Brook DR	230,000	230,000	241,000	241,000	95%	95%	100%	95%	5/22/2020	1,038	222	2,076	111	2,076	111
8423630	106 27th PL	202,500	202,500	200,000	200,000	101%	101%	100%	101%	9/8/2020	832	243	1,332	152	1,082	187
9249221	346 Colorado BLVD	200,000	195,000	200,000	200,000	100%	100%	100%	98%	6/19/2020	650	308	650	308	650	308



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2601939	4365 Colorado 103	178,000	178,000	125,000	125,000	142%	142%	100%	142%	2/25/2020	720	247	720	247	720	247
3349995	509 Raven DR	115,000	111,900	85,000	85,000	135%	135%	100%	132%	5/26/2020	880	131	880	131	880	131
2855580	4156 Hidden Wilderness RD	80,000	80,000	85,000	85,000	94%	94%	100%	94%	9/8/2020	720	111	720	111	720	111
6654329	555 Peaceful Valley LN	76,000	76,000	70,000	70,000	109%	109%	100%	109%	8/10/2020	288	264	288	264	288	264

