



# Northstar Residential

# 2008 Sales

RE/MAX  
Resort Properties

## Condominium/Townhouse

### ASPEN GROVE-7NS

	List price *	Sold price	% of List	Bed	Baths	Garage	Sq. Ft. *	\$/Sq FT	Year Built	MLS#	Close Date
3142 Aspen Grove	\$359,900	<b>\$300,000</b>	83.36%	1	1	None	736	<b>\$407.61</b>	1974	2703552	<b>2008-09-12</b>
3118 Aspen Grove	\$499,000	<b>\$499,000</b>	100.00%	2	2	None	1064	<b>\$468.98</b>	1973	2800587	<b>2008-12-19</b>

### GOLD BEND-7NS

	List price *	Sold price	% of List	Bed	Baths	Garage	Sq. Ft. *	\$/Sq FT	Year Built	MLS#	Close Date
5119 Gold Bend	\$579,000	<b>\$560,000</b>	96.72%	3	2	None	1332	<b>\$420.42</b>	1974	2703634	<b>2008-05-22</b>

### INDIAN HILLS-7NS

	List price *	Sold price	% of List	Bed	Baths	Garage	Sq. Ft. *	\$/Sq FT	Year Built	MLS#	Close Date
6141 Feather Ridge	\$549,000	<b>\$545,000</b>	99.27%	3	2	None	1212	<b>\$449.67</b>	1979	2802283	<b>2008-09-02</b>
6084 Rocky Point Circle	\$619,500	<b>\$570,000</b>	92.01%	3	2	None	1212	<b>\$470.30</b>	1979	2703852	<b>2008-02-28</b>
6130 Rocky Point Circle	\$550,000	<b>\$550,000</b>	100.00%	3	2	None	1212	<b>\$453.80</b>	1979	2800154	<b>2008-03-19</b>
6087 Rocky Point Circle	\$599,000	<b>\$560,000</b>	93.49%	3	2	None	1205	<b>\$464.73</b>	1986	2802267	<b>2008-10-10</b>

### SKI TRAIL-7NS

	List price *	Sold price	% of List	Bed	Baths	Garage	Sq. Ft. *	\$/Sq FT	Year Built	MLS#	Close Date
4031 Ski View	\$350,000	<b>\$350,000</b>	100.00%	1	1	None	633	<b>\$552.92</b>	1975	2802354	<b>2008-08-27</b>

## Single Family

### NORTHSTAR HOMES-7NS

	List price *	Sold price	% of List	Bed	Baths	Garage	Sq. Ft. *	\$/Sq FT	Year Built	MLS#	Close Date
216 Basque	\$1,295,000	<b>\$1,195,000</b>	92.28%	3	2.5	Two	2092	<b>\$571.22</b>	1979	2800106	<b>2008-04-11</b>
158 Basque	\$1,075,000	<b>\$995,000</b>	92.56%	4	3.5	Two	2640	<b>\$376.89</b>	1982	2800648	<b>2008-05-12</b>
1763 Grouse Ridge Road	\$2,975,000	<b>\$2,500,000</b>	84.03%	5	5.5	Two	4400	<b>\$568.18</b>	2002	2701427	<b>2008-05-14</b>
1745 Grouse Ridge Road	\$3,500,000	<b>\$3,275,000</b>	93.57%	4	4.5	Two	3900	<b>\$839.74</b>	2001	2803190	<b>2008-10-24</b>
1756 Grouse Ridge Road	\$3,125,000	<b>\$2,875,000</b>	92.00%	5	5.5	Two	4800	<b>\$598.96</b>	2008	2800434	<b>2008-11-25</b>
408 Lodgepole	\$839,000	<b>\$825,000</b>	98.33%	3	2	One	1700	<b>\$485.29</b>	1979	2800099	<b>2008-02-25</b>
1327 Mill Camp	\$799,000	<b>\$699,000</b>	87.48%	5	3	None	2140	<b>\$326.64</b>	1979	2701788	<b>2008-03-07</b>

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378	Skidder Trail	\$1,031,000	<b>\$925,000</b>	89.72%	4	4	Two	3298	<b>\$280.47</b>	1999	2701264	<b>2008-05-07</b>
2544	Summit Place	\$6,200,000	<b>\$5,500,000</b>	88.71%	4	4.5	Two	5600	<b>\$982.14</b>	2007	2800657	<b>2008-09-18</b>
532	Wolf Tree	\$1,249,000	<b>\$1,075,000</b>	86.07%	4	4.5	Two	3100	<b>\$346.77</b>	1982	2802102	<b>2008-08-28</b>
540	Wolf Tree	\$1,695,000	<b>\$1,350,000</b>	79.65%	5	4.5	Two	3394	<b>\$397.76</b>	1981	2801806	<b>2008-10-28</b>

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## Northstar Village Residential

# 2008 Sales

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### Big Horn

Address	List price *	Sold price	% of list	Bedrms	Baths	Garage	Sq Ft. *	\$/Sq Ft.	Yr Built	Close Date
7413 Big Horn	\$1,905,000	<b>\$1,768,000</b>	92.81%	3	3	One	1647	<b>\$1,073.47</b>	2007	<b>2008-02-13</b>
7410 Big Horn	\$1,315,000	<b>\$1,109,000</b>	84.33%	2	2.5	One	1231	<b>\$900.89</b>	2007	<b>2008-03-13</b>
7213 Big Horn	\$1,905,000	<b>\$1,610,000</b>	84.51%	3	3	One	1647	<b>\$977.53</b>	2007	<b>2008-05-01</b>
7203 Big Horn	\$1,120,000	<b>\$1,000,000</b>	89.29%	2	2	One	1305	<b>\$766.28</b>	2007	<b>2008-06-06</b>
7305 Big Horn	\$420,000	<b>\$405,000</b>	96.43%	0	1	One	468	<b>\$865.38</b>	2007	<b>2008-06-17</b>
7204 Big Horn	\$1,190,000	<b>\$1,240,000</b>	104.20%	3	3	One	1592	<b>\$778.89</b>		<b>2008-07-30</b>
7212 Big Horn	\$1,190,000	<b>\$1,065,000</b>	89.50%	3	3	One	1647	<b>\$646.63</b>	2007	<b>2008-07-31</b>
7206 Big Horn	\$1,490,000	<b>\$1,475,000</b>	98.99%	3	3	One	1810	<b>\$814.92</b>	2007	<b>2008-08-12</b>
7209 Big Horn	\$595,000	<b>\$500,000</b>	84.03%	1	1	One				<b>2008-08-15</b>
7307 Big Horn	\$1,050,000	<b>\$865,000</b>	82.38%	2	2.5	One	1356	<b>\$637.91</b>	2007	<b>2008-09-26</b>
7301 Big Horn	\$879,000	<b>\$785,000</b>	89.31%	2	2	One	1233	<b>\$636.66</b>	2007	<b>2008-10-10</b>
7412 Big Horn	\$1,390,000	<b>\$1,290,000</b>	92.81%	3	3	One	1647	<b>\$783.24</b>	2007	<b>2008-10-27</b>
7407 Big Horn	\$839,000	<b>\$785,000</b>	93.56%	2	2.5	One	1356	<b>\$578.91</b>	2007	<b>2008-10-30</b>
7312 Big Horn	\$1,190,000	<b>\$1,045,000</b>	87.82%	3	3	One	1647	<b>\$634.49</b>	2007	<b>2008-11-17</b>

### Catamount

Address	List price *	Sold price	% of list	Bedrms	Baths	Garage	Sq Ft. *	\$/Sq Ft.	Yr Built	Close Date
8414 Catamount	\$2,725,000	<b>\$2,600,000</b>	95.41%	3	3.5	One	2329	<b>\$1,116.36</b>	2007	<b>2008-01-24</b>
8202 Catamount	\$2,595,000	<b>\$2,526,800</b>	97.37%	4	4	One	2143	<b>\$1,179.09</b>	2005	<b>2008-01-24</b>
8410 Catamount	\$525,000	<b>\$445,000</b>	84.76%	0	1	One	528	<b>\$842.80</b>	2007	<b>2008-02-06</b>
8101 Catamount	\$1,245,000	<b>\$1,140,000</b>	91.57%	2	2.5	One	1272	<b>\$896.23</b>	2007	<b>2008-02-29</b>
8303 Catamount	\$895,000	<b>\$780,000</b>	87.15%	2	2.5	One	1271	<b>\$613.69</b>	2007	<b>2008-07-30</b>
8208 Catamount	\$995,000	<b>\$920,000</b>	92.46%	2	2.5	One	1444	<b>\$637.12</b>	2007	<b>2008-08-12</b>
8312 Catamount	\$575,000	<b>\$530,000</b>	92.17%	1	1	One	817	<b>\$648.71</b>	2007	<b>2008-08-29</b>
8411 Catamount	\$634,000	<b>\$634,000</b>	100.00%	1	1	One	869	<b>\$729.57</b>	2007	<b>2008-08-29</b>
8212 Catamount	\$575,000	<b>\$525,000</b>	91.30%	1	1	One	817	<b>\$642.59</b>	2007	<b>2008-09-30</b>

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ID	Address	List price *	Sold price	% of list	Bedrms	Baths	Garage	Sq Ft. *	\$/Sq Ft.	Yr Built	Close Date
8406	Catamount	\$839,000	<b>\$810,000</b>	96.54%	2	2.5	One	1272	<b>\$636.79</b>	2007	2008-10-01
8305	Catamount	\$839,000	<b>\$759,000</b>	90.46%	2	2.5	One	1271	<b>\$597.17</b>	2007	2008-10-15
8401	Catamount	\$879,000	<b>\$785,000</b>	89.31%	2	2.5	One	1272	<b>\$617.14</b>	2007	2008-11-10
8105	Catamount	\$350,000	<b>\$325,000</b>	92.86%	0	1	One	468	<b>\$694.44</b>	2007	2008-11-15
8311	Catamount	\$629,000	<b>\$629,000</b>	100.00%	1	1	One	869	<b>\$723.82</b>	2007	2008-11-21

### Great Bear Lodge

ID	Address	List price *	Sold price	% of list	Bedrms	Baths	Garage	Sq Ft. *	\$/Sq Ft.	Yr Built	Close Date
4502	Great Bear Lodge	\$2,795,000	<b>\$2,700,000</b>	96.60%	3	3.5	One	2534	<b>\$1,065.51</b>	2005	2008-02-07
4306	Great Bear Lodge	\$2,650,000	<b>\$2,440,000</b>	92.08%	3	3.5	One	2594	<b>\$940.63</b>	2005	2008-02-29

### Iron Horse South

ID	Address	List price *	Sold price	% of list	Bedrms	Baths	Garage	Sq Ft. *	\$/Sq Ft.	Yr Built	Close Date
1204	Iron Horse South	\$995,000	<b>\$995,000</b>	100.00%	2	2	One	1235	<b>\$805.67</b>	2005	2008-02-29

### Village Walk

ID	Address	List price *	Sold price	% of list	Bedrms	Baths	Garage	Sq Ft. *	\$/Sq Ft.	Yr Built	Close Date
8	Village Walk	\$3,150,000	<b>\$2,793,000</b>	88.67%	4	4.5	Two	2640	<b>\$1,057.95</b>	2007	2008-06-23
2	Village Walk	\$2,995,000	<b>\$2,792,000</b>	93.22%	4	4.5	Two	2677	<b>\$1,042.96</b>	2007	2008-07-02

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# Northstar Shared Ownership

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## NORTHSTAR HOMES-7NS

	List price *	Sold price	% of List	Bed	Baths	Garage	Sq. Ft. *	\$/Sq FT	Year Built	MLS#	Close Date
253 Basque	\$115,000	<b>\$110,000</b>	95.65%	3	2	One	1592	<b>\$69.10</b>	1986	2802682	<b>2008-10-01</b>
702 Conifer	\$265,000	<b>\$235,000</b>	88.68%	5	4.5	Two	2729	<b>\$86.11</b>	1989	2702132	<b>2008-05-01</b>

## NORTHSTAR VILLAGE-7NS

	List price *	Sold price	% of List	Bed	Baths	Garage	Sq. Ft. *	\$/Sq FT	Year Built	MLS#	Close Date
2100 North Village Lane	\$212,500	<b>\$212,500</b>	100.00%	3	3	One				2803107	<b>2008-01-10</b>
2100 North Village Lane	\$212,500	<b>\$212,500</b>	100.00%	3	3	One				2803108	<b>2008-01-14</b>
2100 North Village Lane	\$295,000	<b>\$270,000</b>	91.53%	4	4	Two	2400	<b>\$112.50</b>	2000	2700323	<b>2008-02-15</b>
2100 North Village Lane	\$212,500	<b>\$212,500</b>	100.00%	3	3	One	2000	<b>\$106.25</b>	2000	2703632	<b>2008-02-25</b>
2100 North Village Lane	\$295,000	<b>\$295,000</b>	100.00%	4	4	One	2400	<b>\$122.92</b>	2000	2800313	<b>2008-04-02</b>
2100 North Village Lane	\$305,000	<b>\$292,000</b>	95.74%	4	4	One	2400	<b>\$121.67</b>	2000	2702319	<b>2008-04-02</b>
2100 North Village Lane	\$129,000	<b>\$115,000</b>	89.15%	3	3	One	2000	<b>\$57.50</b>	2000	2800721	<b>2008-08-26</b>
8001 Northstar Drive	\$495,000	<b>\$475,000</b>	95.96%	3	3.5	One	2329	<b>\$203.95</b>	2007	2703858	<b>2008-01-24</b>
3001 Northstar Drive	\$450,000	<b>\$465,000</b>	103.33%	3	3	One	1645	<b>\$282.67</b>	2005	2703206	<b>2008-02-22</b>
5001 Northstar Drive	\$475,000	<b>\$475,000</b>	100.00%	4	4.5	One	3292	<b>\$144.29</b>	2005	2703626	<b>2008-02-28</b>

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**Northstar  
LAND**

**2008  
Sales**

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			Lot #	COE
415 Lodgepole	List Price \$495,000	Sold Price: \$425,000		2008-04-14