

Black Bear Realty, Inc

828 689 2055 – Info@BlackBearRE.com

Wolf Laurel Homes Sold: January 1, 2008 to Present

Address	Last List Price	Lot size	Sq Ft	Pertinent Notes
Date Sold	Price Changes	In Acres	\$/sq ft @ Sale Price	
Days on Market (DOM)	Sale Price % List Price			
550 Over look 02/14/08 39 DOM	\$595 No Changes \$535 - 89.9%	2.63	2270 \$236/sq ft	3 BR, 2 BA, All Paved, UG utilities, one level, big views, separate covenants, high end neighborhood, large lot
2068 El Miner 02/15/08 69 DOM	\$555 No Changes \$465 - 83.7%	0.7	2831 \$164/sq ft	3 BR, 3.5 BA, Slope side, refurbished, sale occurred privately, no commission or real estate firm involved.
205 The Lodge 03/10/08 3 DOM	160 No changes 158 - 98.9%	Condo	625 \$253/sq ft	Condo
310 Doubleback 392DOM 06/09/08	\$475 No Changes \$410 - 86.3%	0.92	2905 \$141/sq ft	3 BR, 3 BA, New const, views
68 Unakite 08/15/08 154dom	525 575—525 450 - 85.7%	2.36	3518 \$128/sq ft	5 BR, 3.5 BA, Views, large lot
302 Up. Lookout 08/15/08	339 No changes	0.5	1240 \$250/sq ft	3 BR, 2 BA, All Paved, UG utilities, big views, separate covenants, high end neighborhood

76dom	310 – 91.4%			
1793 El Miner 08/15/08 64 DOM	287 No Changes 225 – 78.4%	1.05	1667 \$135/sq ft	3 BR, 3 BA, Older home, steep driveway, choppy floor plan, with slope views.
110 the lodge 08/29/08 61dom	160 NO Changes 155 – 96.9%	Condo	625 \$248/sq ft	Condo
59 El Miner 8/29/08 777DOM	390 575-550-450-390 386 – 99.0%	1.0	2450 \$158/sq ft	3 BR, 2.5 BA, Proximity to golf course, new constr, 2 car garage, level lot.
197 Gardenside 09/12/08 60 DOM	189.9 No Changes 166 – 87.4%	0.47	1300 \$128/sq ft	2 BR, 2 BA, Older home, some renovation needed, secluded.
720 Running Cedar 09/22/08 325dom	1249 No Changes 945 – 75.7%	1.5	3957 \$239/sq ft	3 BR, 3.5 BA, All Paved, UG utilities, big views, separate covenants, high end neighborhood, large lot
904 overlook 10/10/08 748DOM	750 No Changes 575 – 76.7%	0.72	2800 \$205/sq ft	3 BR, 4 BA, All Paved, UG utilities, big views, separate covenants, high end neighborhood
246 Puncheon Ln 10/24/08 246dom	425 449-425 400 – 94.1%	0.93	2750 \$145/sq ft	3 BR, 2 BA, New const, hand hewn logs
5 Pearl Way 11/30/08	389.9 489.9-389.9	1.18	1800 \$217/sq ft	3 BR, 2.5 BA, In the Preserve, similar to cabin we saw on Hadleigh Way.

357dom	389.9 – 100%			
170 Lucas 12/09/08 180 DOM	249.9 No Changes 220 – 88.0%	0.7	1800 \$122/sq ft	2 BR, 3 BA, Older home, some disrepair
206 Mc Daris 12/16/08 426 dom	425 465-449-425 350 – 82.4%	1.0	2688 \$130/sq ft	4 BR, 3 BA, Older log home. renovations
651 Fox Den 02/10/09 187 DOM	100.4 145-100.4 82.5 – 82.2%	0.82	1120 \$73/sq ft	3 BR, 2 BA, Large renovations needed, virtually gutted.
420 Eng Ridge 03/17/09 101 DOM	131 153-145-131 115.5 – 88.2%	0.6	1456 \$79/sq ft	3 BR, 2 BA, Older home in need of renovation.
295 Bee Tree 03/24/09 476 DOM	454 569-454 435 – 95.8%	0.74	3280 \$133/sq ft	3 BR, 3.5 BA, New constr, no garage, a bit steep, nice views.
303 Puncheon L 04/09/09 350 DOM	295 295-249 237 – 95.2%	0.86	1206 \$197/sq ft	3 BR, 2 BA, New constr, wooded, secluded, nice medium views.
603 Eagles Nest 06/26/09 10 DOM	289 No Changes 289 - 272	None	1200 \$241. Sq ft	2 BR, 2 BA, Town House format, nice views.
178 Spring Brook 06/29/09 102 DOM	199 No Changes 199-200	0.5	2,115 \$94/ sq ft	3 BR, 2 BA, Sold “as is”, with owner financing, close views.
16 Hadleigh Way	539.9	1.0	1817	3 BR, 2.5 BA, fully furnished, paved road, UG

07/06/09 551 DOM	300/275		\$151/sq ft	utils, short views. Southland kit home
17 Pearl Dr 07/07/09 415 Dom	449.9 300/250	4.76	1657 \$151/sq ft	3 BR, 2 BA, paved roads, medium views Southland kit home
470 Oakridge 08/17/09 387	429.0 398/355	0.60	2604 \$136/sq ft	3BR, 3BA, Modular home, no views, near golf course,
1873 El Miner 08/20/09 415 DOM	\$399 \$369/330	1.0	1785 \$185/sq ft	3 BR, 2 BA, mostly furnished, decent view, rustic,
530 Zebulon 08/27/09	\$529 469/446	0.76	2626 \$170/sq ft	Nice views, 3 BR. 3 BA
803 Eagles Nest 09/18/09	295 295/272.5	0	1200 \$227/Sq Ft	Villas
50 Mountain Top 10/07/09 286 DOM	595 349.5/298	1.2	1908 \$156/sq ft	2 BR, 3 BA, built 1982, most furnishings conveyed, detached garage, golf course and long views.
1186 El Miner 10/29/09 106 DOM	225 225/190	0.55	1800 106/sq ft	2 BR, 2 BA, Rondette, built 1980, shorter view, some renovations in place, nothing much conveyed.
672 Chestnut Ln 11/11/09 147 Dom	178.5 165/169.5	1.2	1450 \$117/SF	2 BR, 2.5 BA, built 1970, conveyed furnished, borders creek and green area.
486 Upper Haw 01/14/10	549 349.9/275	0.63	1939 \$142/SF	3 BR, 3 BA, big views, good access off paved road, antique logs, newish roof.

878 DOM				
31 Chestnut Vllge 02/12/2010 123 DOM	\$220,000 210.0K	0.50	1790 \$117/SF	2 BR, 2 BA, paved roads, greater covenants, built 1996, hot tub/sauna, good views for that neighborhood.
2521 W L Rd: The Lodge # 101 or 102 03/07/2010 79 DOM	\$99,000 \$91,250	0	625 \$146/SF	Condo, lowest closing price since November, 2000. Some of these units closed for as high as \$160K, in the 2005-2006 date range.
308 Gardenside 06/25/10 360 DOM	Orig \$192K \$129.5K \$105K	0.5	1180 \$89/SF	2 BR, 3 BA, built 1980, log construction, wooded, small or no views.
100 Flame Azalea 06/29/10 1 DOM	\$495K \$462.5K	1.03	3441 \$134/SF	New construction, 3441 SF, 4 BR, 3.5 BA, nice views, level access, 2 car garage.
178 Cottage Lane 07/02/10 11 DOM	\$185.9 \$184.9	0.3	1895 \$98/SF	Bank Owned, 3 BR, 2.5 BA, built 1998, good views, deck, fireplace, needed maybe \$20K cosmetic repairs from abandonment.
253 Flame Azalea 07/19/10 112 DOM	\$112.9 \$101.5	0.73	1717 \$59/SF	Bank Owned, 2BR, 2BA, paved driveway, good views, nice deck, gutted basement, 2 fire places, no garage.
513 Sarvis Lane 07/21/10 202 DOM	\$142.5 \$130.0	1.0	3340 \$26/SF	Bank Owned, 3BR, 4BA, 3 levels, triple decks, ski slope views, walk to slopes, elec heat, well worn and used, much paneling.
773 Fox Den 08/09/10	\$57.9 \$50.0	0.65	900 \$56/SF	Bank Owned, fairly deteriorated rondette, but on a nice lot with views when thinned. 2BR, 1.5BA on one level. Built approx 1980.

113 DOM				
132 Sugar Tree 08/12/10 824 DOM	\$160.0 \$132.0	1.65	1150 \$114/SF	Built 1982, 1.5 stories, 2BR, 1.5BA, not a special home, but in reasonable condition on a large lot, probably easy to add onto house, decent price.
291 Flame Azalea 09/24/10 139 DOM	\$224.9	0.91	1911 \$99/SF	3 BR, 2.5 BA, unfinished basement, no views, nice rushing creek, 2 car garage, private.
957 McKinney Gap 09/30/10 278 DOM	\$799.0 \$749.0 Sell: \$610.0	1.14	3279 \$186/SF	3 BR, 3 BA, built 1998, 2 car garage, nicely appointed, Mt views, fairway view,
862 G Thicket 11/5/10 317 DOM	\$399.9 \$250.0 Sell: \$220K	1.12	2007 \$110/SF	3 BR, 3 BA, remodeled kitchen and lower level, fully furnished, dble garage, nice views, built 1990, log home.
243 Oakridge Ln 11/12/10 120 DOM	\$210.0 Sell: \$185K	1.20	1400 \$132/SF	2 BR, 1 BA, permitted for 3 BR, partly finished lower level, single garage, private, winter views, partly furnished, built 2003, log home.
94 Goldenleaf 11/5/10 10 DOM	Orig-\$549K Sell \$222.2K	0.58	2268 \$100/SF	3 BR, 3 BA, built 2007, REO sale, huge views, paved roads, high end neighborhood.
82 Painted Rdge 12/22/10 281 DOM	\$399.9 Sell \$240K	0.68	1652 \$145/SF	2 BR, 2 BA, fully furnished, huge views with gigantic deck, all paved roads, dbl garage, built 1987, log home.
2010 Averages	Sell: \$253.5K	0.84 ac.	2390SF	\$127/SF
2011 Homes	2011 Homes		2011 Homes	2011 Homes
20 Foxden Rd	\$85K	1.16	1379	Foreclosure, 3 BR, 2 BA, somewhat gutted

01/04/2011 short DOM	Sell \$83K		\$60/SF	inside, fireplace, fishpond, views, paved driveway, large lot, no garage, one level.
467 Grouse Thckt 03/04/11 210 DOM	179.9K Sell \$151K	0.99	3400 \$44/SF	Sale occurred off normal MLS: Foreclosure, 3 BR, 3.5 BA, unfinished inside, rough wired, plumbed, double decks with big views, nice window wall, central AC.
158 Hampton Gap April, 2011 Short DOM	Sell: \$438.5K	0.75	3300 \$133/SF	Sale occurred off normal MLS: 5BRs, 3BAs, 2 half BAs, garage, central AC, paved driveway, paved access, built 1985, well kept, some furnishings conveyed.
282 Hadleigh Way 05/04/11 342 DOM	\$299K Sell: \$240K	1.0	1817 \$132/SF	Southland log home in The Preserve, UG utilities, paved road, 3BRs, 2.5BAs, 2 story with full unfinished basement, furniture conveyed, central AC. Sale occurred at a net loss to sellers orig purchase price.
148 Pearl Way 05/04/11 342 DOM	\$275K Sell: \$243K	1.46	1657 \$147/SF	Southland log home in The Preserve, UG utilities, paved road, 3BRs, 2BAs, 2 story with full unfinished basement, furniture conveyed, central AC. Sale occurred at a net loss to sellers orig purchase price
150 Running Cedar 05/25/11 171 DOM	\$469K Sell: \$439K	0.79	2250SF \$195/SF	2 BRs, 2.5BAs, built 2003, all above ground, central AC, conveyed furnished, all paved access, street lights, big views, paved driveway, single garage, upper end neighborhood.
2110 El Miner 07/01/11 3 DOM	\$499K Sell: \$406.5	0.6	3500SF \$116/SF	4 BRs, 4.5 BAs, on 2.5 levels, chinked log construction, decent views, covered deck, very limited furnishings conveyed, good elevation, no garage, gravel drive, appears to be older construction, pre 1990?.
1731 El Miner 07/02/2011 410 DOM	\$179.8K Sell \$150K	0.67	1844SF \$81/SF	4 BRs, 3 BAs, 1844 SF, on 3 levels, with basement, built 1984, nice views of ski slopes and country club, 42 stairs to get to house on slope, some upgrades inside.
32 Zebulon	\$399K	0.64	2436SF	3 BRs, 3 BAs, 2436 SF on 2 levels, built 2007, conventional log home, conveyed furnished,

07/28/2011 733 DOM	Sell \$349.5		\$143/SF	cash sale, views are small-ish here.
69 Cottage Ln 08/12/11 1171 DOM	\$495K Sell \$425K	0.2	3744SF \$114/SF	4BRs, 4BAs, on 3.5 levels, new construction, not lived in, built 2008, big views to West, custom Alder cabinets, granite, hardwood floors, ceramic BAs, all paved access, decks on 3 levels, workshop in basement, cash transaction
671 Trillium 08/18/11 526 DOM	\$199K Sell \$135K	1.01	1986SF \$68/SF	4 BRs, 2.5 BAs, 2 levels with unfinished basement, built 1973, was a grand home in its day, structurally very sound, but definitely a cosmetic fixer upper, and dated on the interior, cash transaction
832 Flame Azalea 09/27/11 70 DOM	\$495K Sell: \$465K	4.27	3211 SF \$145/SF	4 BRs, 3.5 BAs, 2.5 levels, double garage, huge lot, big views, creekside, conveyed essentially furnished, older home with elec baseboard, retrofitted for propane, very private setting.
35 Ginseng 09/15/11 11 DOM	\$234.9 Sell: \$235.0	0.7	2808 SF \$84/SF	Foreclosure, in good-excellent condition, 4 BRs, 2 BAs, built 2005, very nice views, all paved access off Ridgeway, 2 yr warranty paid by seller, tile baths, no furnishings.
240 Tearshirt 10/06/11 827 DOM	\$199 Sell: \$177.5	0.94	1314 SF \$135/SF	3 BRs, 2 BAs, very nicely kept, built 1984, tile baths and kitchen, year round creek, V long views, completely furnished.
178 Springbrook 10/28/11 229 DOM	\$149.0 Sell: \$105.0	0.5	2115 SF \$50/SF	3 BRs. 3 BAs, built 1978, a-frame/contemporary, very large feel on 2.5 levels, some repairs needed but structurally sound, cash sale, kitchen and some baths new, with granite and tile, an excellent buy.
70 Doubleback 11/07/11 95 DOM	\$189.9 Sell \$165.0	0.4	1400 SF \$118/SF	Foreclosure, seller paid \$4K in closing costs for buyer, conv mortgage, built 2009, essentially unfinished downstairs, 3 BRs, 2 BAs, upper level was nice enough, single garage, downstairs had black mold and

				moisture issues, very difficult driveway, some views, no furnishings.
182 Running Cedar 11/21/11 110 DOM	\$385.0 Sell \$377.5	0.72	2600 SF \$145/SF	Built 1994, 2 BRs, 3 BAs, 2 levels, 2 bonus rooms, double decks, all paved roads, UG utilities, conveyed essentially furnished, cash sale, high end neighborhood, long views, single garage, nice house.
753 H Rock Rd 11/30/2011 178 DOM	\$120.0 Sell \$88.0	0.8	884 SF \$100/SF	Rondette, built 1984, wooded lot, typical views could probably be reclaimed, new roof and ceiling, conveyed fully furnished, hot tub, 2 BRs, 2 BAs, conventional loan, no seller concessions.
173 Glenaire 12/21/2011 91 DOM	\$239.0 Sell \$205.0	1.56	1963 SF \$104/SF	4 BRs, 3 BAs, built 1993, 2 trout ponds. Good MT views, single garage, oil heat. No AC, wood fireplaces, conveyed furnished, large lot, cash sale.
330 Upper Lookout 12/29/2011 520 DOM	\$449.0 \$233.0 Sell \$185.0	1.0	2000 SF \$93/SF	4 BRs, 3.5 BAs, built 1979, mostly remodeled including tin roof, hardwoods, tile, granite, big views, close to pavement, single garage, propane heat and fireplaces, hardwoods and tile, long time pending, problematic short sale, cash sale.
2012 El Miner 12/29/2011 186 DOM	\$489.0 Sell \$430.0	0.6	2304 SF \$187/SF	4 BRs, 2.5 BAs, built since 2000, custom cedar log home with dbl garage, hardwoods, ceramic tile, granite, on ski slopes, long views, propane, fireplaces, conveyed furnished, cash sale.
2011 Averages	\$261,428	0.92	2291 SF \$114/SF	21 homes total, 4 were foreclosures, comprising 19% of the market, 1 in 5 sales. This is roughly half their market share in 2010
2012 Homes	2012 Homes	2012 Homes	2012 Homes	2012 Homes
390 Village Ln 01/09/12	Sell: \$80.0 K	0.36	1130 SF \$71/SF	Foreclosure, antique logs, surrounded by water in Village, built 1975, 2 BRs, 2 BAs, very nice yard, home itself was rather dark

60 DOM				on inside, Cash purchase.
717 Oakridge 01/09/12 684 DOM	Sell: \$95.0K	0.58	1151 SF \$83/SF	Antique log home, small views, built 1974, 3 BRs, 1.5 BAs, covered deck, wooded lot, few upgrades but well kept.
There are two homes pending as of 01/31/12, 1 likely below \$100K, and 1 in the \$300s.				