



Sunriver Home

# Buyer's Guide

139 Sunriver homes for sale as of May 18, 2012

Information provided by the Central Oregon Association of Realtors - Multiple Listing Service  
As of the end of 2011, there were 3,049 homes built in Sunriver—172 vacant homesites remain

**Bi-Monthly Online Updates:**

[www.sunriverdeals.com](http://www.sunriverdeals.com)

Questions? Please come inside and ask for me.



**Mike Sullivan, Principal Broker**

**Mobile 541.350.8616**

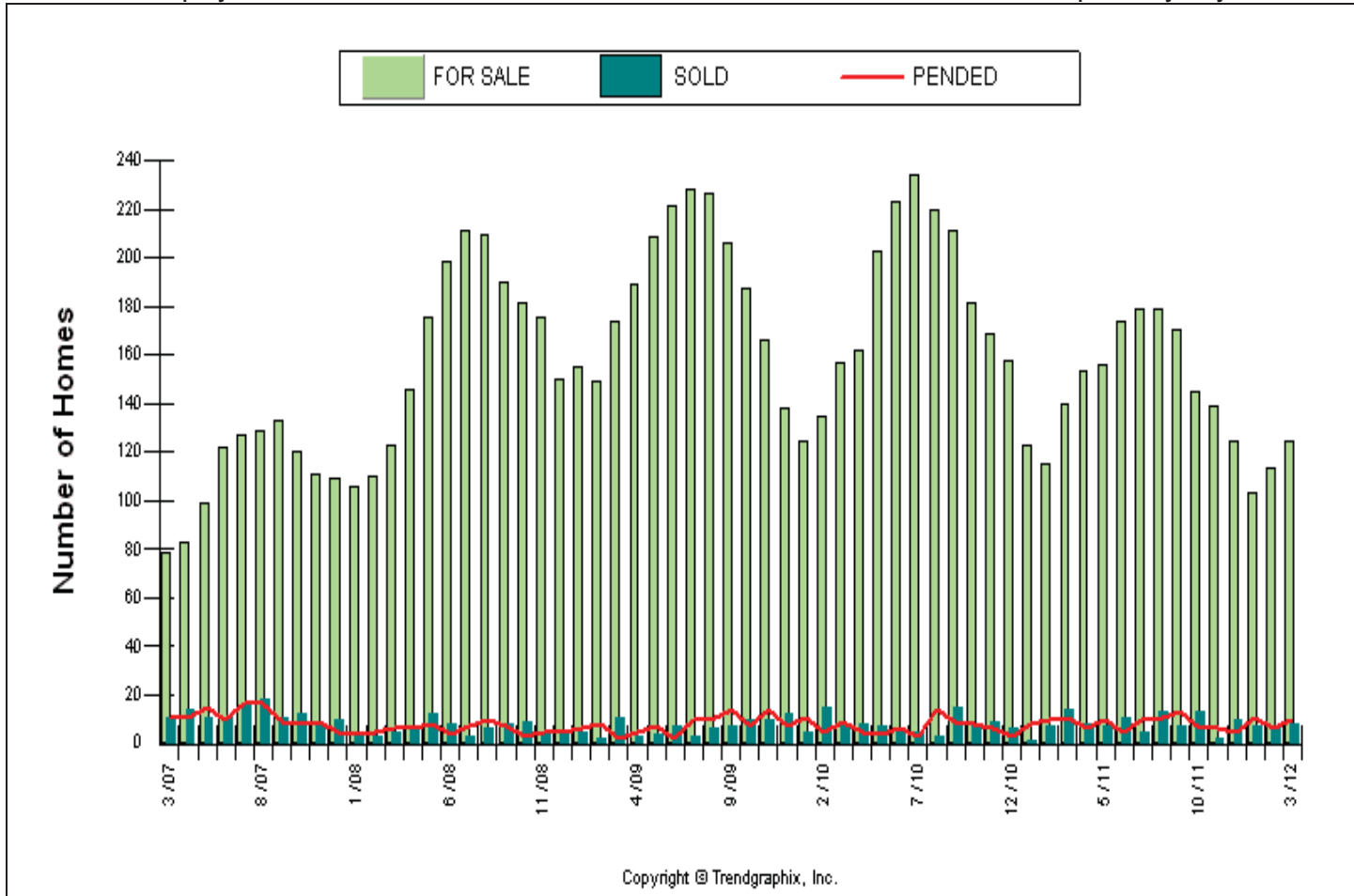
**mike@SunriverDeals.com**

*Licensed Realtor in Oregon since 2002. Over \$50 million in sales, 100 plus properties sold with an average sale price above \$500,000.*

Featured properties may not be listed by the office/agent presenting this brochure. Information provided is deemed reliable but not guaranteed and is subject to change.  
57100 Beaver DR—Sunriver Mall Bldg 2, Sunriver OR 97707. Licensed in the State of Oregon.

Cascade

Sotheby's  
INTERNATIONAL REALTY



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	1 month			1 year			5 years		
	Feb 12	Mar 12	% Change	Mar 11	Mar 12	% Change	Mar 07	Mar 12	% Change
For Sale	114	125	9.6% ↑	140	125	-10.7% ↓	79	125	58.2% ↑
Sold	7	8	14.3% ↑	14	8	-42.9% ↓	11	8	-27.3% ↓
Pended	6	10	66.7% ↑	11	10	-9.1% ↓	11	10	-9.1% ↓

Date	3/07	8/07	1/08	6/08	11/08	4/09	9/09	2/10	7/10	12/10	5/11	10/11	3/12
For Sale	79	129	106	199	176	189	206	135	234	158	156	145	125
New Listing	23	23	11	31	13	23	16	23	19	9	23	4	21
Sold	11	18	3	8	4	3	7	15	5	6	7	13	8
Pended	11	17	4	4	5	5	14	5	3	3	10	6	10
Mon of Inv. on Sold	7.2	7.2	35.3	24.9	44	63	29.4	9	46.8	26.3	22.3	11.2	15.6
Mon of Inv. on Pended	7.2	7.6	26.5	49.8	35.2	37.8	14.7	27	78	52.7	15.6	24.2	12.5
Absorption Rt. on Sold (%)	13.9	14	2.8	4	2.3	1.6	3.4	11.1	2.1	3.8	4.5	9	6.4
Absorption Rt. on Pended (%)	13.9	13.2	3.8	2	2.8	2.6	6.8	3.7	1.3	1.9	6.4	4.1	8
Avg. Act Price	773	710	664	656	626	588	601	589	516	491	478	469	451
Avg. Sld Price	535	718	581	483	473	475	451	448	511	394	356	458	406
Avg. Sq Ft Price	248.7	281.2	329.1	282.5	241	206.8	214.4	195.5	204.5	169.4	176	186.8	193.9
SP/LP Diff. %	98	93	97	96	92	97	92	93	94	92	93	95	95
Days on Market	179	121	158	190	227	350	158	401	74	363	202	164	180
SP/OLP Diff. %	92	89	95	92	81	77	86	74	89	79	80	85	86
Median Price	493	684	504	455	400	380	370	455	480	382	385	420	375

\*\*All reports are published Apr. 2012, based on data available at the end of Mar. 2012.

All reports presented are based on data supplied by the MLS of Central Oregon or MLSCO. Neither the Association nor its MLS guarantees or is in anyway responsible for its accuracy. Data maintained by the Association or its MLS may not reflect all real estate activities in the market. Information deemed reliable but not guaranteed.

# TrendVision™

Published Apr. 2012\*\*

Location : Sunriver

Average Home Sold Price per SQFT (Last 5 years)

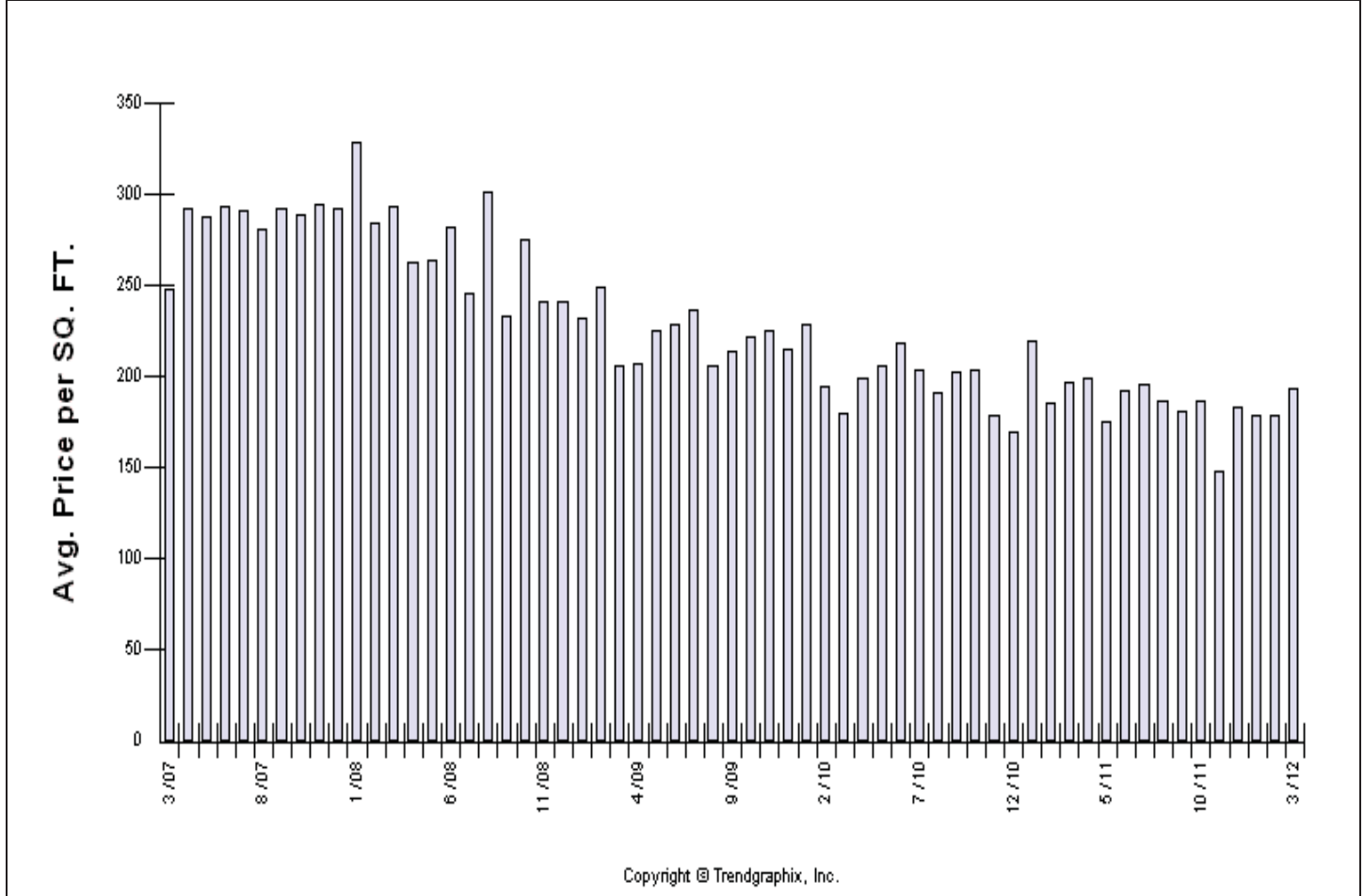
Price Range: \$0 - No Limit, SQFT Range: 0 - No Limit, Year Built: 0 - No Limit

Bedrooms: 0 - No Limit, Full Bathrooms: 0 - No Limit

Residential - All Property Statuses - All Lot Sizes



Prepared for you by: Mike Sullivan



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Avg. Sq. Ft. Price	1 month			1 year			5 years						
	Feb 12	Mar 12	% Change	Mar 11	Mar 12	% Change	Mar 07	Mar 12	% Change				
	179	194	8.5% ↑	197	194	-1.7% ↓	249	194	-22% ↓				
Date	3/07	8/07	1/08	6/08	11/08	4/09	9/09	2/10	7/10	12/10	5/11	10/11	3/12
For Sale	79	129	106	199	176	189	206	135	234	158	156	145	125
New Listing	23	23	11	31	13	23	16	23	19	9	23	4	21
Sold	11	18	3	8	4	3	7	15	5	6	7	13	8
Pended	11	17	4	4	5	5	14	5	3	3	10	6	10
Mon of Inv. on Sold	7.2	7.2	35.3	24.9	44	63	29.4	9	46.8	26.3	22.3	11.2	15.6
Mon of Inv. on Pended	7.2	7.6	26.5	49.8	35.2	37.8	14.7	27	78	52.7	15.6	24.2	12.5
Absorption Rt. on Sold (%)	13.9	14	2.8	4	2.3	1.6	3.4	11.1	2.1	3.8	4.5	9	6.4
Absorption Rt. on Pended (%)	13.9	13.2	3.8	2	2.8	2.6	6.8	3.7	1.3	1.9	6.4	4.1	8
Avg. Act Price	773	710	664	656	626	588	601	589	516	491	478	469	451
Avg. Sld Price	535	718	581	483	473	475	451	448	511	394	356	458	406
Avg. Sq Ft Price	248.7	281.2	329.1	282.5	241	206.8	214.4	195.5	204.5	169.4	176	186.8	193.9
SP/LP Diff. %	98	93	97	96	92	97	92	93	94	92	93	95	95
Days on Market	179	121	158	190	227	350	158	401	74	363	202	164	180
SP/OLP Diff. %	92	89	95	92	81	77	86	74	89	79	80	85	86
Median Price	493	684	504	455	400	380	370	455	480	382	385	420	375

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# SUNRIVER HOMES

(\$275,000 or less, sorted by price per square foot)

Listings as of 05/18/12 at 4:37pm

Page 1

Property Type Residential Include Property Subtype Residential Area Sunriver Statuses Active, Contingent Bumpable Price 275,000 or less

## RESIDENTIAL

### ACTIVE Properties

Listing #	Address	City	Bed	Bath	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	SP % L
201102142	7 Diamond Peak	Sunriver	3	2	1776	0.160ac	1976	03/24/11	121.06	420/420	259,000	215,000	
201203224	8 Muskrat	Sunriver	2	2	1714	0.160ac	1974	04/23/12	144.40	25/25	247,500	247,500	
201203105	57008 Antelope	Sunriver	4	4	1792	0.100ac	1981	04/20/12	145.03	28/28	259,900	259,900	
201200701	7 Coyote Lane	Sunriver	3	2	1753	0.120ac	1985	01/30/12	153.45	109/109	275,000	269,000	
<b>201203514</b>	<b>57945 Kinglet Road</b>	Sunriver	<b>3</b>	<b>2</b>	<b>1592</b>	<b>0.210ac</b>	<b>1995</b>	<b>05/02/12</b>	<b>166.39</b>	<b>16/58</b>	<b>264,900</b>	<b>264,900</b>	
201201507	5 Alpine	Sunriver	3	2	1581	0.230ac	1976	02/27/12	170.15	81/81	269,000	269,000	
201204066	17883-7 Otter Lane	Sunriver	2	2	1090	0.180ac	1971	05/18/12	178.81	0/0	194,900	194,900	
201202868	5 Timber Lane	Sunriver	3	2.50	1389	0.170ac	1978	04/13/12	179.91	35/35	249,900	249,900	
201204054	5 Sequoia	Sunriver	3	2	1466	0.220ac	1986	05/11/12	183.49	7/7	269,000	269,000	
201203423	3 Lupine Lane	Sunriver	3	2	1446	7405sf	1980	04/28/12	183.96	20/20	266,000	266,000	
201201464	18 Coyote Lane	Sunriver	3	2	1366	0.120ac	1986	02/29/12	190.26	79/273	259,900	259,900	
201005424	4 Lava Top	Sunriver	2	2	1260	0.190ac	1976	06/08/10	193.65	710/710	279,000	244,000	
201202904	11 Alta Lane	Sunriver	3	2	1362	6534sf	1973	04/14/12	196.04	34/34	267,000	267,000	
201105220	17 Red Fir Lane	Sunriver	2	2.50	1393	0.250ac	1981	06/12/11	197.42	341/341	299,000	275,000	
201203586	1 Diamond Peak Lane	Sunriver	2	2	999	0.170ac	1976	05/04/12	200.20	14/14	200,000	200,000	
201108712	9 Pine Mtn	Sunriver	2	1.50	884	0.130ac	1972	10/20/11	202.49	210/210	219,000	179,000	
201201315	6 East Butte Lane	Sunriver	2	2	1348	0.150ac	1986	02/22/12	203.04	86/86	273,700	273,700	
201201641	6 Tamarack Lane	Sunriver	3	2	1285	0.180ac	1977	02/28/12	206.23	80/80	265,000	265,000	
2905041	23 White Elm	Sunriver	2	2	1222	0.260ac	1981	05/28/09	218.90	1086/1086	359,000	267,500	
201201181	3 Killdeer Lane	Sunriver	2	2	1090	0.180ac	1971	02/16/12	222.02	92/92	255,000	242,000	
201106939	4 Tamarack	Sunriver	2	1.50	1052		1979	08/14/11	227.19	278/979	239,000	239,000	
201204022	2 Lava Top Lane	Sunriver	3	2	1164	7840sf	1980	05/16/12	227.66	2/2	265,000	265,000	
201107501	57484 Eagle Cap	Sunriver	3	2	964	0.220ac	1977	09/12/11	233.40	235/235	249,900	225,000	
201104891	1 Central Lane	Sunriver	2	2	1000	0.250ac	1976	06/14/11	239.00	328/328	270,000	239,000	



Listing Count 24

**Averages** 1,333 191.01 180/219 260,650 247,758  
**High** 275,000 **Low** 179,000 **Median** 259,900

Report Count 24

**Report Averages** 1,332.83 191.01 180/219 260,650 247,758

Presented By: Michael J Sullivan / Cascade Sotheby's International Realty Sunriver Phone: 541-350-8616

Equal Opportunity Housing \* All information deemed reliable, but not guaranteed.

Information has not been verified, is not guaranteed and is subject to change.

# SUNRIVER HOMES

(\$275,001 - \$325,000, sorted by price per square foot)

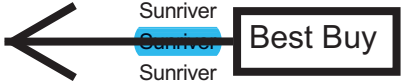
Listings as of 05/18/12 at 4:38pm

Property Type Residential Include Property Subtype Residential Area Sunriver Statuses Active, Contingent Bumpable Price 275,001 to 325,000

## RESIDENTIAL

### ACTIVE Properties

Listing #	Address	City	Bed	Bath	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	SP % L
201004324	4 Alpine	Sunriver	4	3	2357		1984	04/27/10	126.86	751/751	469,000	299,000	
201201665	13 Pro Staff Lane	Sunriver	2	2.50	2229	0.270ac	1987	03/06/12	134.54	73/73	349,500	299,900	
201202341	8 Red Wing	Sunriver	3	2	2328	0.340ac	1979	03/26/12	139.60	53/53	325,000	325,000	
201102469	19 Malheur Lane	Sunriver	3	2	2118	0.280ac	1982	04/08/11	141.64	387/878	360,000	300,000	
<b>201005645</b>	<b>6 Approach Lane</b>	Sunriver	<b>4</b>	<b>3</b>	<b>1605</b>	<b>0.150ac</b>	<b>1993</b>	<b>06/11/10</b>	<b>173.77</b>	<b>489/489</b>	<b>339,900</b>	<b>278,900</b>	
2908020	14 Shag Bark Lane	Sunriver	3	2	1850	0.390ac	1986	08/17/09	175.68	1005/1005	375,000	325,000	
201107519	7 Summit Lane	Sunriver	4	3	1668	12632sf	1999	09/12/11	179.02	238/238	333,600	298,600	
201203402	17 Diamond Peak	Sunriver	2	2	1576	0.180ac	1977	05/01/12	183.38	17/17	289,000	289,000	
201002892	8 Butternut	Sunriver	3	2	1558	0.180ac	2000	03/22/10	189.28	718/718	317,000	294,900	
201202365	6 Otter	Sunriver	3	2	1544	0.180ac	1972	04/01/12	192.68	47/47	297,500	297,500	
201201806	9 Summit Lane	Sunriver	3	2	1485	0.240ac	1993	03/06/12	200.67	73/73	298,000	298,000	
201202890	2 Sparks	Sunriver	4	2	1440	0.300ac	1976	04/18/12	200.69	30/30	289,000	289,000	
201200910	7 Witchhazel	Sunriver	3	2	1607	0.260ac	1985	02/04/12	202.18	104/104	324,900	324,900	
201201711	57805 Pyramid Mountain Lane	Sunriver	3	2	1508	0.170ac	1985	03/08/12	205.24	71/71	309,500	309,500	
201104815	1 Quail Lane	Sunriver	4	2.50	1570		1979	06/10/11	206.69	269/269	324,500	324,500	
201203622	6 Quartz Mountain	Sunriver	2	2	1429	0.120ac	1990	05/08/12	209.87	10/10	299,900	299,900	
201201459	10 Lost Lane	Sunriver	4	2	1518	0.250ac	1978	02/27/12	210.14	81/81	319,000	319,000	
201107810	3 Quail Lane	Sunriver	3	2	1455	0.160ac	1977	09/23/11	213.06	238/238	310,000	310,000	
201106013	6 Coyote Lane	Sunriver	3	2	1276		1992	07/18/11	218.65	305/305	300,000	279,000	
201200018	9 Sandhill Lane	Sunriver	4	2	1455	0.130ac	1977	01/03/12	223.37	136/136	325,000	325,000	
201201616	6 White Alder	Sunriver	3	2	1366	0.260ac	1989	03/01/12	226.21	78/78	309,000	309,000	
201201434	17 Deer Lane	Sunriver	3	2	1360	0.130ac	1978	02/27/12	227.21	81/81	309,000	309,000	
201102082	7 Deer	Sunriver	2	2	1273	0.110ac	1977	03/21/11	234.80	404/404	298,900	298,900	
201105490	2 Spyglass Lane	Sunriver	3	2	1264	0.220ac	1973	06/30/11	245.17	304/304	329,900	309,900	
201107225	2 Malheur Lane	Sunriver	3	2	1302	0.250ac	1991	08/31/11	249.62	261/261	325,000	325,000	



Listing Count 25

**Averages** 1,606 196.40 249/269 325,084 305,536  
**High** 325,000 **Low** 278,900 **Median** 300,000

Report Count 25

**Report Averages** 1,605.64 196.40 249/269 325,084 305,536

Presented By: Michael J Sullivan / Cascade Sotheby's International Realty Sunriver Phone: 541-350-8616

Equal Opportunity Housing \* All information deemed reliable, but not guaranteed.  
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# SUNRIVER HOMES

(\$325,001 - \$389,000, sorted by price per square foot)

Listings as of 05/18/12 at 4:39pm

Page 1

Property Type Residential Include Property Subtype Residential Area Sunriver Statuses Active, Contingent Bumpable Price 325,001 to 389,000

## RESIDENTIAL

### ACTIVE Properties

Listing #	Address	City	Bed	Bath	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	SP % L
201107297	4 Sequoia	Sunriver	4	3	2334	0.210ac	1979	08/30/11	158.48	210/210	369,900	369,900	
201103345	26 Kinglet	Sunriver	3	2.50	2204	10019sf	1990	04/28/11	158.80	386/386	349,000	350,000	
201103600	2 Tokatee Lane	Sunriver	4	3	2264	0.250ac	1988	05/02/11	167.40	381/381	399,000	379,000	
201105149	4 Forest	Sunriver	2	2	2034	0.240ac	1982	06/20/11	171.58	326/326	349,000	349,000	
201201134	6 Thrush	Sunriver	3	2.50	2028	0.280ac	1980	02/15/12	172.53	93/212	349,900	349,900	
201102890	7 Lava Top	Sunriver	3	3	2138	0.130ac	1992	04/15/11	175.16	399/399	419,000	374,500	
201005868	3 Jay	Sunriver	4	2.50	1935	0.170ac	1980	06/19/10	175.19	699/699	409,000	339,000	
201201101	7 Redwing	Sunriver	3	2.50	2204	0.390ac	1980	02/13/12	176.50	95/95	389,000	389,000	
201002798	28 Tokatee	Sunriver	4	3	2142	11326sf	1983	03/23/10	176.94	734/734	469,900	379,000	
201203537	1 Grizzly Lane	Sunriver	4	3	1976	0.160ac	1978	04/30/12	178.64	18/18	353,000	353,000	
201201661	5 Acer	Sunriver	4	3	2090	0.260ac	1981	02/24/12	179.43	84/84	375,000	375,000	
201203722	15 Modoc	Sunriver	3	2.50	2083	0.250ac	1997	04/26/12	182.43	22/22	380,000	380,000	
201008420	2 Parkland Lane	Sunriver	4	2.50	1852	0.320ac	1981	09/08/10	186.77	615/615	369,900	345,900	
201106849	22 Klamath Lane	Sunriver	3	2	1630	0.330ac	1985	08/15/11	200.00	277/277	389,900	326,000	
201102074	28 Cypress	Sunriver	4	2	1762	0.320ac	1988	03/17/11	204.26	428/428	389,000	359,900	
201202710	6 Lynx Lane	Sunriver	3	2.50	1751	0.120ac	1982	04/10/12	205.03	38/38	365,000	359,000	
201102848	1 Awbrey	Sunriver	3	2	1651	0.170ac	1998	04/08/11	218.05	300/300	380,000	360,000	
201201800	7 Woodland Lane	Sunriver	3	2.50	1780		1984	03/12/12	218.54	67/67	389,000	389,000	
<b>201203095</b>	<b>16 Diamond Peak</b>	Sunriver	<b>3</b>	<b>2</b>	<b>1560</b>	<b>0.170ac</b>	<b>1993</b>	<b>04/20/12</b>	<b>221.15</b>	<b>28/28</b>	<b>345,000</b>	<b>345,000</b>	
201202873	2 Oakmont Lane	Sunriver	3	2	1748	0.180ac	1977	04/13/12	222.54	35/35	389,000	389,000	
201202629	4 Ollalie Lane	Sunriver	3	3	1612	0.240ac	1990	04/08/12	222.70	40/40	359,000	359,000	
201202362	6 Lowland Lane	Sunriver	4	3	1610	0.130ac	1985	04/02/12	232.86	46/46	380,000	374,900	
201105754	10 Crag Lane	Sunriver	3	2	1391	0.250ac	1975	06/27/11	243.71	325/325	379,000	339,000	



**Best Buy**

Listing Count 23

**Averages** 1,903  
**High** 389,000 **Low** 326,000  
 193.42 245/251 380,283 362,348  
**Median** 359,900

Report Count 23

**Report Averages** 1,903.43 193.42 245/251 380,283 362,348

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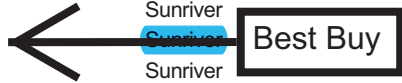
Listings as of 05/18/12 at 4:50pm

Property Type Residential Include Property Subtype Residential Area Sunriver Statuses Active, Contingent Bumpable Price 389,001 to 469,000

## RESIDENTIAL

### ACTIVE Properties

Listing #	Address	City	Bed	Bath	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	SP % L
201203081	6 Pathfinder	Sunriver	4	3	2834	0.200ac	1979	04/19/12	158.43	29/29	449,000	449,000	
201010796	21 Plover	Sunriver	3	3	2810	0.290ac	1991	12/27/10	160.14	508/508	498,500	449,999	
201201448	7 Foursome Lane	Sunriver	3	2.50	2615	0.290ac	1991	02/29/12	164.40	79/79	439,900	429,900	
201106547	7 Big Leaf	Sunriver	3	2.50	2346	0.250ac	1985	08/03/11	170.08	289/289	459,000	399,000	
201102902	31 Big Leaf	Sunriver	4	3	2400		1981	04/18/11	174.91	396/396	685,900	419,777	
201202695	20 Malheur Lane	Sunriver	4	3.50	2595	0.250ac	1996	04/09/12	178.81	39/39	464,000	464,000	
201202852	4 Muskrat	Sunriver	5	3	2394	0.200ac	1971	04/13/12	183.75	35/35	439,900	439,900	
201007729	1 Titleist	Sunriver	4	3.50	2340	0.240ac	1993	08/12/10	191.88	645/645	595,000	449,000	
201107251	10 Warbler East	Sunriver	3	3.50	2120	0.270ac	1993	08/30/11	192.92	262/262	429,000	409,000	
201004709	13 Loon Lane	Sunriver	4	4	2410	0.240ac	1984	05/13/10	194.61	730/730	699,000	469,000	
201105537	1 Hare Lane	Sunriver	5	3	2050	0.180ac	1977	07/01/11	195.12	296/296	432,000	399,999	
201201102	8 Verdin	Sunriver	3	2	2026	0.290ac	1990	02/10/12	201.88	98/98	429,000	409,000	
201109611	2 Vine Maple	Sunriver	3	2.50	2154	0.250ac	1989	12/14/11	203.81	156/156	439,000	439,000	
201200695	15 Aspen Lane	Sunriver	3	2	2207	0.340ac	1980	01/27/12	207.97	112/479	459,000	459,000	
201008596	6 Playoff Lane	Sunriver	3	2.50	1876	0.250ac	1985	09/07/10	213.17	569/569	465,500	399,900	
201108903	4-17789 Big Sky	Sunriver	3	2.50	1863	0.280ac	1993	11/07/11	214.17	193/193	399,000	399,000	
201203119	12 Rhododendron Lane	Sunriver	3	2	1982	0.310ac	1979	04/20/12	216.45	28/28	429,000	429,000	
201106719	4 Fir Cone	Sunriver	3	2	1813	0.300ac	1983	07/28/11	218.97	295/295	430,000	397,000	
201203876	22 Vine Maple AKA 57697	Sunriver	3	3.50	1892	0.280ac	1989	05/11/12	219.29	7/7	414,900	414,900	
201109408	50 Red Cedar	Sunriver	3	3.50	1913	0.260ac	1989	11/29/11	223.21	171/171	449,000	427,000	
201006079	21 Red Cedar	Sunriver	3	2	1736	0.260ac	1984	06/23/10	229.84	695/695	499,000	399,000	
201200337	25 Whistler Lane	Sunriver	3	2	1781	0.260ac	1989	01/17/12	240.88	122/122	429,000	429,000	



Listing Count 22

<b>Averages</b>	2,189	197.94	262/278	474,255	426,381
<b>High</b>	469,000	<b>Low</b>	397,000	<b>Median</b>	428,000

Report Count 22

<b>Report Averages</b>	2,188.95	197.94	262/278	474,255	426,381
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Presented By: Michael J Sullivan / Cascade Sotheby's International Realty Sunriver Phone: 541-350-8616

Equal Opportunity Housing \* All information deemed reliable, but not guaranteed.  
Information has not been verified, is not guaranteed and is subject to change.

# SUNRIVER HOMES

(\$469,001 - \$629,000, sorted by price per square foot)

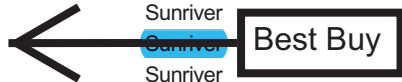
Listings as of 05/18/12 at 4:52pm

Property Type Residential Include Property Subtype Residential Area Sunriver Statuses Active, Contingent Bumpable Price 469,001 to 629,000

## RESIDENTIAL

### ACTIVE Properties

Listing #	Address	City	Bed	Bath	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	SP % L
201200903	3 White Elm	Sunriver	4	4	2927	0.310ac	1985	02/10/12	167.07	98/98	499,900	489,000	
201105634	4 Mulligan	Sunriver	3	3.50	3573	0.360ac	1994	07/02/11	167.65	318/318	695,000	599,000	
201108074	6 Three Iron	Sunriver	4	4	3381	0.340ac	1995	09/17/11	171.25	244/244	659,000	579,000	
201109617	11 Acer Lane	Sunriver	5	4	2993	0.240ac	1989	12/13/11	173.40	157/157	519,000	519,000	
201107441	3 Cypress Lane	Sunriver	4	2.50	3189	13068sf	1998	08/17/11	180.31	274/274	585,000	575,000	
201200909	32 Red Cedar	Sunriver	3	2.50	3235	0.250ac	1989	02/10/12	185.47	98/98	600,000	600,000	
201201928	21 Gannet	Sunriver	4	3.50	3208	0.250ac	1991	03/15/12	186.72	64/64	599,000	599,000	
201202619	7 Shadow	Sunriver	4	3.50	2785	0.310ac	1997	04/07/12	188.51	41/275	525,000	525,000	
201104354	8 Quelah	Sunriver	4	3	2591	0.370ac	1997	05/27/11	192.59	354/354	559,000	499,000	
201200518	22 Aspen	Sunriver	4	3	3188	0.450ac	1980	01/24/12	197.30	115/280	629,000	629,000	
201200907	1 Golden Eagle	Sunriver	5	2.50	2607	0.320ac	1982	02/10/12	199.08	98/98	539,000	519,000	
201202732	3 Grouse Lane	Sunriver	3	2	2531	0.240ac	1976	04/11/12	206.64	37/37	523,000	523,000	
2812125	28 Kinglet Road	Sunriver	5	3	2325	0.250ac	1997	10/30/08	210.32	1274/1274	629,000	489,000	
201202062	17 Camas Lane	Sunriver	4	3.50	2649	0.200ac	1998	03/20/12	214.80	59/59	569,000	569,000	
201203004	26 Topflite Lane	Sunriver	3	3	2254	0.250ac	2002	04/17/12	221.38	31/31	499,000	499,000	
201204099	5-(18005) Lava Top Lane	Sunriver	4	3.50	2249	0.160ac	2009	05/18/12	221.88	0/0	499,000	499,000	
201203170	7 Ribes	Sunriver	4	4	2798	0.260ac	1980	04/21/12	224.80	27/27	629,000	629,000	
201005634	1 Summit View Dr	Sunriver	3	3.50	2177	0.930ac	1994	06/12/10	243.22	593/593	695,000	529,500	
201203289	31 Yellow Pine Loop	Sunriver	4	3.50	2220	0.290ac	1989	04/30/12	247.30	18/18	549,000	549,000	
201202590	16 Nine Iron	Sunriver	3	3	2228	0.270ac	1984	04/06/12	249.10	42/42	555,000	555,000	
201104828	35 Oregon Loop	Sunriver	4	3	1997	0.210ac	1996	06/12/11	250.38	341/341	595,000	499,999	
201202152	1 Mt Baker Lane	Sunriver	3	2.50	1992	0.270ac	1997	03/23/12	250.95	56/56	535,000	499,900	
201010344	8 Umpqua Lane	Sunriver	4	3	2221	0.300ac	1982	12/02/10	267.90	533/533	659,000	595,000	



**Best Buy**

Listing Count 23

**Averages** 2,666 209.48 212/229 580,213 546,452  
**High** 629,000 **Low** 489,000 **Median** 529,500

Report Count 23

**Report Averages** 2,666.00 209.48 212/229 580,213 546,452

# SUNRIVER HOMES

(\$629,001 or more, sorted by price per square foot)

Listings as of 05/18/12 at 4:53pm

Page 1

Property Type Residential Include Property Subtype Residential Area Sunriver Statuses Active, Contingent Bumpable Price 629,001 or more

## RESIDENTIAL

### ACTIVE Properties

Listing #	Address	City	Bed	Bath	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	SP % L
201107907	14 Golden Eagle Lane	Sunriver	7	4.50	10075	0.440ac	1978	09/23/11	89.23	238/1602	899,000	899,000	
201202855	10 Shamrock	Sunriver	3	3.50	4965	0.340ac	1986	04/13/12	166.97	35/35	829,000	829,000	
201106682	12 North Course Estates	Sunriver	4	5	3560	0.420ac	1990	08/08/11	179.49	284/284	679,000	639,000	
201005803	17 Winners Circle	Sunriver	5	3	3791	0.330ac	1989	06/15/10	199.95	703/1283	849,000	758,000	
201200069	7-Part 8 Malheur Lane	Sunriver	5	4.50	4311	0.340ac	2012	01/05/12	200.00	134/134	862,200	862,200	
201202610	18125-lot 6 Modoc Lane	Sunriver	5	5.50	3192	0.260ac	2012	04/06/12	200.19	42/42	639,000	639,000	
201201099	11 White Elm	Sunriver	4	2.50	3332	0.270ac	1992	02/10/12	209.78	98/98	699,000	699,000	
201108086	6 Irish Mountain Lane	Sunriver	4	4.50	3288	0.220ac	1980	09/30/11	211.37	231/231	695,000	695,000	
201109698	20 Maury Mountain Lane	Sunriver	3	7	6987	39204sf	1994	12/19/11	214.54	151/630	1,499,000	1,499,000	
201202631	21 Vine Maple Lane	Sunriver	4	4.50	2936	0.290ac	1999	04/08/12	214.58	40/40	630,000	630,000	
201201498	32 Winners Circle Lane	Sunriver	3	4	3336		1995	02/29/12	224.52	79/79	749,000	749,000	
201102376	19 Oregon Lp	Sunriver	5	4.50	3644	0.280ac	2007	04/01/11	233.26	412/412	948,700	849,999	
201200281	40 Red Cedar Lane	Sunriver	4	3	2964	0.240ac	1983	01/13/12	234.14	126/126	679,000	694,000	
201109273	7 Tournament	Sunriver	3	2.50	2756	0.250ac	1996	11/23/11	235.85	177/177	650,000	650,000	
201107360	3 Big Sky Lane	Sunriver	6	5.50	3448		2005	09/07/11	237.53	254/254	849,000	819,000	
201108533	15 Tokatee Lane	Sunriver	5	5	2809	0.250ac	1999	10/22/11	248.84	209/209	775,000	699,000	
201202825	3 Gray Birch Ct	Sunriver	4	6	5096	0.650ac	1994	04/12/12	250.20	36/36	1,275,000	1,275,000	
201201405	29 Oregon Lp	Sunriver	4	3.50	2419	0.240ac	1992	03/01/12	275.28	78/78	665,900	665,900	
201202195	6-Part 5&7 Warbler West Lane	Sunriver	4	3.50	4065	0.771ac	1990	03/23/12	289.05	56/56	1,175,000	1,175,000	
201200929	10 Siskin aka 58013	Sunriver	3	3	2932	0.250ac	1982	02/07/12	298.77	101/101	898,000	876,000	
201203705	8 Lone Eagle Landing	Sunriver	5	4	3261	0.190ac	1999	05/08/12	337.32	10/10	1,100,000	1,100,000	
201105206	20 Siskin Lane	Sunriver	3	3	2835	0.290ac	1982	06/22/11	343.92	331/331	1,075,000	975,000	



Listing Count 22

Averages

3,909

231.58

174/284

869,082

848,959

High 1,499,000

Low 630,000

Median

788,500

Report Count 22

Report Averages

3,909.18

231.58

174/284

869,082

848,959

Presented By: Michael J Sullivan / Cascade Sotheby's International Realty Sunriver Phone: 541-350-8616

Equal Opportunity Housing \* All information deemed reliable, but not guaranteed.

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# SUNRIVER CONDOMINIUMS

Listings as of 05/18/12 at 4:55pm

Page 1

Property Type Residential Include Property Subtypes Condominium, Townhome Area Sunriver Statuses Active, Contingent Bumpable

## RESIDENTIAL

### ACTIVE Properties

Listing #	Address	City	Bed	Bath	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	SP % L
201203426	57057 Abbot House #2	Sunriver	2	1	865	0.020ac	1969	04/30/12	115.49	18/18	99,900	99,900	
201109538	57057 Abbot House #13	Sunriver	2	1	865		1969	12/01/11	132.95	169/169	115,000	115,000	
201101706	10 Aquila Lodge	Sunriver	3	2.50	2135		2002	03/09/11	227.17	429/429	549,000	485,000	
201003090	9-B Camp Abbot Hangar	Sunriver	0	0	1288		1985	03/30/10	81.52	780/780	140,000	105,000	
201108365	57125 River Road #D 10	Sunriver	0	0	1065		1986	10/18/11	88.73	213/213	99,500	94,500	
201200809	3-B Camp Abbot Hangar	Sunriver	0	0	1288		1981	02/01/12	94.72	107/107	122,000	122,000	
201201985	57125 River Road C5	Sunriver	0	0	1288		1985	03/01/12	96.66	78/78	124,500	124,500	
201107585	57125 SW River Road #D-3	Sunriver	0	0	1065		1986	09/14/11	112.21	247/247	125,000	119,500	
201100565	21 Circle 4	Sunriver	3	2	1324		1986	01/25/11	209.97	478/478	309,000	278,000	
201202112	22 Circle 4 aka 57491	Sunriver	3	2	1324		1987	03/21/12	230.36	58/58	305,000	305,000	
201108967	9 Cluster Cabin Lane ##9	Sunriver	2	1.50	900		1969	11/11/11	170.00	189/189	153,000	153,000	
<b>201100031</b>	<b>22 Eaglewood</b>	<b>Sunriver</b>	<b>3</b>	<b>3</b>	<b>1916</b>		<b>1990</b>	<b>01/03/11</b>	<b>124.74</b>	<b>464/464</b>	<b>359,000</b>	<b>239,000</b>	
201103157	29 Eaglewood	Sunriver	3	3	1916		1990	04/22/11	156.05	370/370	339,000	299,000	
201203762	28 Fremont Crossing	Sunriver	3	3.50	2215	0.130ac	2004	05/09/12	220.77	9/9	489,000	489,000	
201202585	5 Meadow House	Sunriver	2	2	1230		1971	04/04/12	226.83	44/44	279,000	279,000	
201109830	81 Meadow House	Sunriver	2	2	1230		1972	12/27/11	243.09	143/143	299,000	299,000	
201100066	82 Meadow House	Sunriver	3	2	1597		1972	01/03/11	187.23	484/484	369,000	299,000	
201100067	84 Meadow House	Sunriver	2	2	1454		1972	01/03/11	198.76	484/484	349,000	289,000	
201109033	23 Mtn View Lodge	Sunriver	2	2	1014		1970	11/10/11	255.42	190/190	259,000	259,000	
201200443	25 Pole House Lane	Sunriver	3	2	1805		1970	01/19/12	160.61	120/120	289,900	289,900	
201203635	8-B Powder Village	Sunriver	0	1	392		1990	05/04/12	114.80	14/14	45,000	45,000	
201203444	6-D Enterprise	Sunriver	1	1	572		1990	04/30/12	124.13	18/18	71,000	71,000	
201202520	8-K Powder Village	Sunriver	2	2	875		1999	03/30/12	137.14	49/49	120,000	120,000	
201104253	K-7 Powder Village	Sunriver	2	2	875		1999	05/26/11	146.86	350/350	130,000	128,500	
201103636	7-H Powder Village #H7	Sunriver	2	2	875		1998	05/01/11	147.43	380/380	129,000	129,000	
201102999	8-H Powder Village	Sunriver	2	2	875		1997	04/19/11	148.57	395/553	130,000	130,000	
201101696	4-A Powder Village #A4	Sunriver	0	1	448		1990	03/07/11	151.56	432/432	99,000	67,900	
201103038	4-K Powder Village	Sunriver	2	2	940		1999	04/20/11	152.02	386/386	147,900	142,900	
201105639	28 Ranch Cabin	Sunriver	3	2	1283	0.020ac	1973	07/05/11	198.75	318/318	265,000	255,000	
201202002	36 Ranch Cabins Lane	Sunriver	3	2	1444	0.020ac	1973	03/15/12	225.07	64/64	325,000	325,000	
201005007	6 River Village Condo	Sunriver	3	2.50	2099		1989	05/25/10	252.50	720/720	560,000	530,000	
201201220	21 River Village	Sunriver	3	2.50	1984		1985	02/18/12	261.59	90/90	519,000	519,000	
201202251	9 Skyline Condo	Sunriver	3	2	1450		1992	03/27/12	166.90	52/52	242,000	242,000	
201203292	17642 Tennis Village Ct #33	Sunriver	2	2	1580		1977	04/25/12	132.28	23/23	209,000	209,000	
201104669	25 Tennis Village	Sunriver	2	2	1580		1977	06/06/11	138.61	306/306	219,000	219,000	



Presented By: Michael J Sullivan / Cascade Sotheby's International Realty Sunriver Phone: 541-350-8616

Equal Opportunity Housing \* All information deemed reliable, but not guaranteed.

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# SUNRIVER CONDOMINIUMS

Listings as of 05/18/12 at 4:55pm

Page 2

Listing #	Address	City	Bed	Bath	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	SP % L
201201404	63 Tennis Village	Sunriver	2	2	1580		1977	02/23/12	144.87	85/85	228,900	228,900	
201203840	52 Wildflower	Sunriver	2	2	1368		1978	05/09/12	133.41	9/9	182,500	182,500	
201004886	60 Wildflower	Sunriver	2	2.50	1610		1981	05/19/10	144.41	702/702	299,900	232,500	
201201389	28 Wildflower	Sunriver	2	2	1368	0.020ac	1977	02/24/12	146.13	84/84	199,900	199,900	
201107335	66 Wildflower	Sunriver	2	2.50	1610		1981	09/02/11	148.45	259/259	239,000	239,000	
201202295	17 Wildflower	Sunriver	2	2	1368		1977	03/27/12	149.85	52/52	210,000	205,000	
201106218	36 Wildflower Lane	Sunriver	2	2	1368	0.020ac	1977	07/19/11	160.82	300/300	220,000	220,000	
201105168	30 Wildflower	Sunriver	2	2	1368		1977	06/21/11	173.25	318/318	237,000	237,000	
201005085	13 Wildflower	Sunriver	2	2	1368		1977	05/25/10	201.02	712/712	275,000	275,000	
<b>Listing Count</b> 44			<b>Averages</b>			1,320			164.40	254/258	238,111	224,918	
					<b>High</b> 530,000		<b>Low</b> 45,000			<b>Median</b>	224,450		
<b>Report Count</b> 44			<b>Report Averages</b>			1,319.64			164.40	254/258	238,111	224,918	

Presented By: Michael J Sullivan / Cascade Sotheby's International Realty Sunriver Phone: 541-350-8616

Equal Opportunity Housing \* All information deemed reliable, but not guaranteed.

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# SUNRIVER VACANT LAND

Listings as of 05/18/12 at 4:54pm

Property Type Land Include Property Subtypes Lots 1 acre or more, Lots/Land to 1 acre Area Sunriver Statuses Active, Contingent Bumpable

## LAND

### ACTIVE Properties

Listing #	Tax ID	Address	City	Acre	SqFt	Date	\$/Acre	DOM/CDOM	Orig Price	List Price	SP % L
201109397	191129CC04300	8 McKenzie Lane	Sunriver	0.270	0.270ac	12/01/11	592,222.22	169/370	169,900	159,900	
<b>201202541</b>		<b>5 Big Leaf</b>	<b>Sunriver</b>	<b>0.250</b>	<b>0.250ac</b>	<b>04/04/12</b>	<b>639,600.00</b>	<b>44/44</b>	<b>159,900</b>	<b>159,900</b>	
201103504	191129CB02100	19 Goldfinch	Sunriver	0.280	0.280ac	05/04/11	603,571.43	380/380	274,900	169,000	
201201974	191128CA04000	9 Lassen	Sunriver	0.230	0.230ac	02/22/12	738,695.65	86/86	179,900	169,900	
201010576	191129BA05605	5 Sarazen Lane	Sunriver	0.450	0.450ac	12/12/10	400,000.00	523/523	265,000	180,000	
201107250	191130DA03300	20 Goldfinch	Sunriver	0.280	0.280ac	08/28/11	660,714.29	264/264	225,000	185,000	
201101400	191132DO09800	6 Stag	Sunriver	0.200	0.200ac	02/24/11	945,000.00	446/446	189,000	189,000	
201103019	191128BD00500	5 Mt Adams Lane	Sunriver	0.190	0.190ac	04/18/11	1,131,052.63	396/710	229,500	214,900	
201201690	191132CB01700	17 Muir	Sunriver	0.360	0.360ac	03/05/12	597,222.22	74/74	215,000	215,000	
201000511	191128CA02000	11 Dutchman Lane	Sunriver	0.270	0.270ac	01/20/10	811,111.11	844/844	248,000	219,000	
201108476	191128DB01200	4 Mt Rose Lane	Sunriver	0.220	0.220ac	10/20/11	1,000,000.00	211/390	220,000	220,000	
201101726	191129AD00104	17970 North Course Lane	Sunriver	0.290	0.290ac	03/10/11	775,793.10	435/692	250,000	224,980	
201201601	191129DD02600	2 Sumac	Sunriver	0.270	0.270ac	03/01/12	851,851.85	78/78	230,000	230,000	
201203610	191132CB01900	19 Muir Ct	Sunriver	0.360	0.360ac	05/04/12	638,888.89	14/14	230,000	230,000	
201002665	201105BO04800	1 Doral Lane	Sunriver	0.160	0.160ac	03/18/10	1,493,750.00	786/786	379,000	239,000	
201104375	201106DO05100	1 Forest	Sunriver	0.290	0.290ac	05/30/11	858,620.69	354/354	249,000	249,000	
201105316	191128BD06000	27-18128 Maury Mountain L	Sunriver	0.260	0.260ac	06/22/11	961,153.85	328/328	249,900	249,900	
201105568	191129CB05800	21 Klamath Lane	Sunriver	0.320	0.320ac	07/02/11	828,125.00	318/318	265,000	265,000	
201002413	191129DA03800	15 Mugho Lane	Sunriver	0.300	0.300ac	03/12/10	996,666.67	773/773	399,000	299,000	
<b>Listing Count</b>		<b>19</b>	<b>Averages</b>		0.276		817,054.72	343/393	243,579	214,131	
			<b>High</b>		299,000	<b>Low</b>	159,900	<b>Median</b>	219,000		
<b>Report Count</b>		<b>19</b>	<b>Report Averages</b>		0.276		817,054.72	343/393	243,579	214,131	

Presented By: Michael J Sullivan / Cascade Sotheby's International Realty Sunriver Phone: 541-350-8616

Equal Opportunity Housing \* All information deemed reliable, but not guaranteed.

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# SUNRIVER FRACTIONAL INTEREST / TIMESHARE

Listings as of 05/18/12 at 4:55pm

Page 1

Property Type Residential Include Property Subtype Shared Int/Timeshare Area Sunriver Statuses Active, Contingent Bumpable

## RESIDENTIAL

### ACTIVE Properties

Listing #	Address	City	Bed	Bath	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	SP % L
<b>201102322</b>	<b>4-A Aquila Lodge</b>	<b>Sunriver</b>	<b>3</b>	<b>2.50</b>	<b>1835</b>		<b>2003</b>	<b>03/15/11</b>	<b>68.07</b>	<b>425/425</b>	<b>145,000</b>	<b>124,900</b>	
2906196	2-C Aquila Lodge	Sunriver	3	2.50	1892		2004	06/23/09	73.47	1055/1055	149,500	139,000	
201003458	2-B Aquila Lodge	Sunriver	3	2.50	1892		2004	04/10/10	79.02	730/730	149,500	149,500	
201100051	7-A Wallowa Lane	Sunriver	3	3.50	1926	0.250ac	1998	01/04/11	51.14	500/691	115,000	98,500	
201104881	6 Mt St Helens	Sunriver	4	3	2189	0.200ac	1998	06/11/11	56.19	342/342	123,000	123,000	
2900405	20 Witchhazel	Sunriver	3	2	1680	0.254ac	1982	12/29/08	59.46	1232/1232	149,950	99,900	
201202758	2 Hare Lane	Sunriver	3	2	2319		1979	04/10/12	15.09	38/38	35,000	35,000	
201102219	2 Timber Lane	Sunriver	3	2	1544	0.170ac	1987	03/25/11	42.03	409/409	74,900	64,900	
201009417	2 Timber	Sunriver	3	2	1544	0.170ac	1987	10/06/10	48.51	574/574	85,000	74,900	
201203798	25 Ranch Cabin	Sunriver	3	2	1444	0.030ac	1973	05/10/12	88.57	8/8	127,900	127,900	
2901897	9 Warbler Lane East	Sunriver	3	2	1778	9148sf	1982	02/27/09	56.24	1145/1145	110,000	99,995	
201109459	18-I StoneRidge Townhomes	Sunriver	2	2.50	1825		1993	12/07/11	19.18	163/2056	35,000	35,000	
201203043	2--I Stoneridge	Sunriver	2	2.50	1896		1992	04/13/12	19.78	35/35	37,500	37,500	
201008638	33-H Stoneridge	Sunriver	2	2.50	1896		1997	09/15/10	20.31	602/602	47,900	38,500	
201101088	28-E Stoneridge	Sunriver	2	2.50	1896		1992	02/07/11	21.10	452/452	78,500	40,000	
201201358	35-J Stoneridge	Sunriver	3	3.50	2250		1999	02/22/12	24.00	86/86	54,000	54,000	
201201350	34-H Stoneridge	Sunriver	3	3.50	2225		1997	02/21/12	25.84	87/87	57,500	57,500	
201010892	34-G Stoneridge	Sunriver	3	3.50	2225		1997	12/31/10	26.74	504/504	69,500	59,500	
2903522	14-E Stoneridge	Sunriver	3	3.50	2225		1992	04/10/09	26.97	1102/1102	119,900	60,000	
201109858	27-E Stoneridge	Sunriver	3	3.50	2225		1992	12/28/11	28.54	142/685	89,000	63,500	
201108894	36-A StoneRidge Townhomes	Sunriver	3	3.50	2250		1999	11/08/11	30.89	192/192	69,500	69,500	
201109044	30-E StoneRidge Townhomes	Sunriver	3	3.50	2250		1993	11/15/11	30.89	185/185	69,500	69,500	
201007294	22-B StoneRidge	Sunriver	3	3.50	2225		1992	08/02/10	31.24	655/1175	99,000	69,500	
201100558	17-B StoneRidge Townhomes	Sunriver	3	3.50	2250		1993	01/25/11	32.22	479/479	112,500	72,500	
201202815	15-B Stoneridge #B	Sunriver	2	2.50	1896		1992	04/08/12	33.18	40/40	62,900	62,900	
201200668	23-D StoneRidge Townhomes	Sunriver	3	3.50	2250		1994	01/29/12	35.51	110/110	79,900	79,900	
201106554	23-C Stoneridge	Sunriver	3	3.50	2225		1992	08/03/11	35.73	276/276	89,900	79,500	
2906010	15-A Stoneridge	Sunriver	2	2.50	1896		1993	06/15/09	35.87	1068/1068	86,000	68,000	
201100567	5-C StoneRidge Townhomes	Sunriver	2	2.50	1825		1998	01/26/11	37.53	478/478	68,500	68,500	
201006741	15-E StoneRidge Townhomes	Sunriver	2	2.50	1825		1993	07/15/10	43.01	673/673	82,500	78,500	
201200487	29-D StoneRidge Townhomes	Sunriver	3	3.50	2250		1992	01/23/12	44.36	116/116	99,800	99,800	
201003560	28-A StoneRidge Townhomes	Sunriver	2	2.50	1825		1992	04/14/10	48.77	765/765	89,000	89,000	
201109404	9-B Ridge Condo	Sunriver	2	2	1346		1981	11/29/11	9.66	171/171	14,500	13,000	
201101719	11-B1 Ridge Condo	Sunriver	2	2	1346		1989	03/07/11	11.07	361/361	18,500	14,900	
2808058	31-B-1 Ridge Condo	Sunriver	2	2	1346		1989	06/28/08	11.14	1361/1361	27,000	15,000	



Presented By: Michael J Sullivan / Cascade Sotheby's International Realty Sunriver Phone: 541-350-8616

Equal Opportunity Housing \* All information deemed reliable, but not guaranteed.

Information has not been verified, is not guaranteed and is subject to change.

# SUNRIVER FRACTIONAL INTEREST / TIMESHARE

Listings as of 05/18/12 at 4:55pm

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Listing #	Address	City	Bed	Bath	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	SP % L
201102473	30-D-1 (6) Ridge Condo	Sunriver	2	2	1346		1989	04/03/11	12.63	410/612	41,900	17,000	
201102286	21-B2 Ridge Condo	Sunriver	2	2	1346		1989	03/29/11	14.12	416/1658	22,000	19,000	
201200603	22-C1 Ridge Condo	Sunriver	2	2	1346		1989	01/25/12	14.86	114/114	20,000	20,000	
201201624	57395 Beaver Ridge Loop #40	Sunriver	2	2	1346		1989	03/04/12	21.55	75/75	35,000	29,000	
201105262	36-A Ridge Condo	Sunriver	2	2	1346		1989	06/24/11	22.29	329/329	41,500	30,000	
201202506	43-C Ridge Condo	Sunriver	2	2	1346		1989	04/03/12	23.03	45/45	31,000	31,000	
2810577	14-D Ridge Condo	Sunriver	2	2	1370		1981	09/12/08	23.28	1337/1337	46,900	31,900	
201104908	23-A Ridge Condo	Sunriver	2	2	1346		1989	06/13/11	23.77	303/303	42,500	32,000	
201100988	15-A Ridge Condo	Sunriver	2	2	1346		1989	02/08/11	23.77	465/465	37,000,000	32,000	
201202048	17-D Ridge Condo	Sunriver	2	2	1346		1989	03/17/12	23.77	62/62	32,000	32,000	
201102610	45-A Ridge Condo	Sunriver	2	2	1346		1989	04/05/11	24.89	403/403	36,500	33,500	
201106257	18-B Ridge Condo	Sunriver	2	2	1346		1989	07/24/11	25.63	278/278	34,500	34,500	
201109389	36-C Ridge Condo	Sunriver	2	2	1346		1989	12/02/11	26.00	168/168	35,000	35,000	
201100892	41-B Ridge Condo	Sunriver	2	2	1346		1989	01/13/11	26.00	479/479	42,500	35,000	
201105065	45-B Ridge Condo	Sunriver	2	2	1346		1989	06/17/11	27.12	336/336	36,500	36,500	
201102218	13-D Ridge Condo	Sunriver	2	2	1346		1981	03/21/11	27.49	411/411	37,000	37,000	
201106325	22-A Ridge Condo	Sunriver	2	2	1246		1989	07/28/11	28.01	291/291	37,500	34,900	
201200602	6-B Ridge Condo	Sunriver	2	2	1346		1988	01/16/12	28.90	123/123	38,900	38,900	
201100568	35-D Ridge Condo	Sunriver	2	2	1346		1989	01/22/11	28.97	482/482	50,000	39,000	
201203605	21-D1/D2 Ridge Condo	Sunriver	2	2	1346		1989	05/04/12	32.62	14/14	43,900	43,900	
201109765	16 Wildflower	Sunriver	2	2	1368		1977	12/21/11	18.27	149/149	29,900	25,000	
<b>Listing Count</b>	56				<b>Averages</b>				32.47	415/497	726,028	57,145	
					<b>High</b>	149,500		<b>Low</b>	13,000		<b>Median</b>	41,950	
<b>Report Count</b>	56				<b>Report Averages</b>	1,712.91			32.47	415/497	726,028	57,145	

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**BUYER'S ESTIMATED CLOSING COSTS - SAMPLE HOME**

Mortgage Data		
Purchase Price:		\$340,000.00
Down Payment %:		20.00%
Down Payment:		\$68,000.00
Loan Amount:		\$272,000.00
Annual Interest Rate (%):		4.500
Mortgage Period - Months:		360
<b>Monthly Mortgage Payment:</b>		<b>\$1,378.18</b>

Est Monthly Payments		
Monthly Mortgage Payment:		\$1,378.18
Property Tax:		\$281.98
SR Homeowner Fee:		\$98.10
Special Assessment (SHARC):		\$32.57
Insurance:		\$45.00
Electric:		\$85.85
Gas:		\$135.20
Water/Sewer:		\$62.78
Telephone:		\$20.00
Cable:		\$44.50
Hot Tub Service:		\$80.00
Internet Access:		\$39.95
Snow Removal:		\$30.00
Garbage:		\$20.85
<b>Total Monthly Payments:</b>		<b>\$2,354.96</b>

Estimated Closing Costs		
Loan Points:		\$1,360.00
Appraisal:		\$495.00
Credit Report:		\$25.00
Loan Processing Fee:		\$1,400.00
Escrow Fee:		\$585.00
Home Inspections:		\$350.00
Lenders Title Insurance:		\$383.00
Mailing Fee:		\$50.00
Recording Costs:		\$175.00
<b>Total Closing Costs:</b>		<b>\$4,823.00</b>

<b>Total Cash To Close:</b>	<b>\$72,823.00</b>
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Median Price of a home in Sunriver from 1/1/12 to 4/30/12 was \$340,000. Average \$/sqft = \$187

www.deschutes.org  
 (541) 388-6508  
 Based on \$14.2175 per \$1,000 of Purchase Price less 30% (approx)

www.sunriverowners.org  
 541-593-2411

www.midstatecoop.com  
 (541) 536-2126  
 \$.059/kWh plus \$18/month  
 (Based on 1,150 kWh)

www.cngc.com  
 (888) 522-1130  
 \$1.10167/therm  
 plus \$3.00/month  
 (Based on 120 therms)

Sunriver Water  
 www.sunriverowners.org  
 (541) 593-4197  
 \$57.53/mo plus \$1.05 per 1,000gal  
 (Based on 5K gal use)

www.qwest.com  
 (800) 244-1111

www.chamberscable.com  
 (541) 593-1296

Cascade Disposal  
 (541) 382-6660  
 \$20.85/mo 1 can  
 \$14.80 each additional cans

Brian Liebman-Directors Mortgage  
 www.directorsmortgage.net  
 (541) 610-2275  
 Based on .5 point

Courtesy of:  
**Michael Sullivan, Broker**  
 Cel 541-350-8616  
[mike@SunriverDeals.com](mailto:mike@SunriverDeals.com)

Client(s) should understand that this is an estimate only and that Cascade Sotheby's Realty does not guarantee this to be completely accurate as to actual costs at closing. Purchaser should contact vendors directly to confirm. Information taken from sources deemed reliable, but not guaranteed.

### Sample Sunriver Vacation Rental Revenue:

Assumptions: \$210 per night / Occupied 90 days annually / Management Fee 50% of Gross Proceeds  
 Gross Annual Revenue = \$18,900 Less Mgmt Fee (\$9,450) = \$9,450  
 \$9,450 divided by 12 months = \$787.50/month

Please contact Scott Pence, Sunset Lodging for more details Cell 541-948-2570

This is an estimate only. Cascade Sothey's Realty does not guarantee this to be accurate as to actual rental revenue. Purchaser should contact the various rental companies for more information. Information taken from sources deemed reliable, but not guaranteed.

#### Sunriver Resort (375)

Sunriver Village Mall Bldg #5  
 Sunriver, OR 97707  
 Business: (541) 593-4453  
 Toll Free: (800) 547-3920  
 E-mail: [gbell@sunriverresort.com](mailto:gbell@sunriverresort.com)  
 Web Page: <http://www.sunriverresort.com>

#### Village Properties (140)

PO Box 3310  
 Sunriver, OR 97707  
 Business: (541) 593-1653  
 Toll Free: (800) 786-7483  
 E-mail: [village@village-properties.com](mailto:village@village-properties.com)  
 Web Page: <http://www.village-properties.com>

#### Sunset Lodging (200)

56805 Venture Lane  
 Sunriver, OR 97707  
 Business: (541) 593-5018  
 Toll Free: (800) 541-1756  
 E-mail: [resdesk@sunriverlodging.com](mailto:resdesk@sunriverlodging.com)  
 Web Page: <http://www.sunriverlodging.com>

#### Mountain Resort Properties (78)

P.O. Box 3508  
 Sunriver, OR 97707  
 Business: (541) 593-8685  
 Toll Free: (800) 346-6337  
 E-mail: [sales@mtresort.com](mailto:sales@mtresort.com)  
 Web Page: <http://www.mtresort.com>

#### Sunray, Inc. (178)

56890 Venture Lane  
 Sunriver, OR 97707  
 Business: (541) 593-3225  
 Toll Free: (800) 531-1130  
 E-mail: [sunray@sunrayinc.com](mailto:sunray@sunrayinc.com)  
 Web Page: <http://www.sunrayinc.com/>

#### Sun Village Rentals (33)

P. O. Box 3865  
 Sunriver, OR 97707  
 Business: (541) 598-7898  
 Toll Free: (877) 598-7898  
 E-mail: [info@sunvillage.com](mailto:info@sunvillage.com)  
 Web Page: <http://www.sunvillage.com>

#### Bennington Properties (150)

P.O. Box 3367  
 Sunriver, OR 97707  
 Business: (541) 593-6300  
 Toll Free: (888) 610-9700  
 E-mail: [info@benningtonproperties.com](mailto:info@benningtonproperties.com)  
 Web Page: <http://www.benningtonproperties.com>

#### Discover Sunriver Vacation Rentals (145)

Sunriver Village Mall Bldg #9  
 Sunriver, OR 97707  
 Business: (541) 593-1234  
 Toll Free: (800) 544-0300  
 E-mail: [rentals@sunriverinfo.com](mailto:rentals@sunriverinfo.com)  
 Web Page: <http://www.discoversunriver.com>

Courtesy of:  
**Michael Sullivan, Broker**  
 Cell 541-350-8616  
[mike@SunriverDeals.com](mailto:mike@SunriverDeals.com)  
[www.SunriverDeals.com](http://www.SunriverDeals.com)

YTD Sunriver Statistics	2007	2008	2009	2010	2011
<b>Total Sold</b>	143	72	80	92	98
<b>Sold Volume</b>	91,196,007	\$45,286,465	\$36,689,155	\$41,910,620	\$39,096,900
<b>Avg. Sale Amount</b>	637,734	628,979	458,614	\$455,550	398,948
<b>% Change</b>	1.66%	-1.37%	-27.09%	-0.01%	-12.42%
<b>Median Sales Amount</b>	548,547	555,738	402,000	417,500	375,000
<b>Avg. Days On Market</b>	140	199	217	272	246

(source: Multiple Listing Service of Central Oregon [www.centraloregonrealtors.com/stats.pdf](http://www.centraloregonrealtors.com/stats.pdf))