

# Northstar Original Condominiums – Comparable Sales

## Sold in Northstar from 2018 through present

Information below is from the Tahoe Sierra MLS and is deemed reliable, but not guaranteed. Square footage is approximate and unconfirmed.

2019 Sales													
	COE	MLS#	Group	Address	Asking	Sold	% Ask	Bed	Bath	SqFt	\$/SqFt	Year	DOM
27	11/08/2019	20191323	Indian Hills	6142 Feather Ridge	\$415,000	\$405,000	97.6%	2	2	1009	\$401.39	1979	126
26	11/05/2019	20192148	Indian Hills	6021 Mill Camp	\$499,000	\$470,000	94.2%	2	2	1009	\$465.81	1979	203
25	10/25/2019	20192269	Indian Hills	6034 Mill Camp	\$415,000	\$403,250	97.1%	2	2	1009	\$399.65	1979	
24	10/22/2019	20191399	Indian Hills	6024 Mill Camp	\$425,000	\$412,500	97.0%	2	2	1009	\$408.82	1978	104
23	09/26/2019	20183040	Aspen Grove	3035 Silver Strike	\$595,000	\$615,000	103.2%	3	2	1064	\$578.01	1974	265
22	09/09/2019	20192299	Indian Hills	6107 Rocky Point	\$579,000	\$579,000	100.0%	3	2	1212	\$477.72	1979	1
21	08/29/2019	20191561	Indian Hills	6141 Feather Ridge	\$575,000	\$565,000	98.2%	3	2	1297	\$435.62	1980	8
20	08/29/2019	20191971	Aspen Grove	3021 Silver Strike	\$462,500	\$462,500	100.0%	2	2	1064	\$434.68	1974	8
19	08/14/2019	20191665	Aspen Grove	3151 Aspen Grove	\$299,000	\$260,000	86.9%	0	1	512	\$507.81	1973	36
18	08/07/2019	20190703	Aspen Grove	3117 Aspen Grove	\$479,000	\$465,000	97.0%	2	2	1064	\$437.03	1973	75
17	08/01/2019	20191664	Gold Bend	5087 Gold Bend	\$449,000	\$440,000	98.0%	2	2	1008	\$436.51	1974	8
16	07/24/2019	20190533	Indian Hills	6072 Rocky Point	\$435,000	\$430,000	98.8%	2	2	1152	\$373.26		79
15	07/02/2019	20191085	Gold Bend	5021 Gold Bend	\$456,789	\$447,000	97.8%	2	2.5	1008	\$443.45	1974	3
14	07/01/2019	20190380	Indian Hills	6097 Rocky Point	\$550,000	\$538,000	97.8%	3	2	1205	\$446.47	1986	46
13	04/29/2019	20182762	Gold Bend	5079 Gold Bend	\$505,000	\$495,000	98.0%	3	2	1388	\$356.63		
12	04/26/2019	20190046	Gold Bend	5126 Gold Bend	\$425,000	\$418,000	98.3%	2	1	1008	\$414.68	1975	62
11	04/24/2019	20190426	Aspen Grove	3139 Aspen Grove	\$260,000	\$245,000	94.2%	0	1	512	\$478.52	1973	19
10	04/01/2019	20190224	Indian Hills	6056 Bear Trap	\$555,000	\$545,000	98.2%	2	2	1152	\$473.09		20
9	03/22/2019	20182983	Indian Hills	6015 Mill Camp	\$485,000	\$452,500	93.3%	2	2	1152	\$392.80		106
8	03/21/2019	20190054	Ski Trail	4130 Coyote Fork	\$565,000	\$540,000	95.5%	2	2	857	\$630.11	1975	24
7	02/28/2019	20190051	Gold Bend	5124 Gold Bend	\$465,000	\$440,000	94.6%	2	1.5	1008	\$441.47	1974	15
6	02/26/2019	20190050	Gold Bend	5110 Gold Bend	\$420,000	\$410,000	97.6%	2	2	1008	\$406.75	1974	15
5	02/20/2019	20180716	NS Village	208 NS Village	\$199,000	\$185,000	92.9%	0	1	336	\$550.60	1973	299
4	01/30/2019	20182727	Gold Bend	5055 Gold Bend	\$565,000	\$555,000	98.2%	5	2	1508	\$368.04	1974	95
3	01/25/2019	20182116	Indian Hills	6047 Bear Trap	\$450,000	\$435,000	96.6%	3	2	1300	\$334.62	1979	168
2	01/08/2019	20182183	Gold Bend	5078 Gold Bend	\$458,000	\$450,000	98.2%	3	2	1332	\$337.84	1974	126

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1	01/04/2019	20182944	Aspen Grove	3137 Aspen Grove	\$247,000	\$240,000	97.1%	0	1	512	\$468.75	1973	2
<b>2018 Sales</b>													
	COE	MLS#	Group	Address	Asking	Sold	% Ask	Bed	Bath	SqFt	\$/SqFt	Year	DOM
35	12/25/2018	20183126	Ski Trail	4117 Coyote Fork	\$339,000	\$340,000	100.3%	1	1	633	\$537.12	1975	3
34	12/20/2018	20182616	Gold Bend	5092 Gold Bend	\$425,000	\$418,000	98.3%	2	2	1064	\$392.86	1974	73
33	12/13/2018	20180863	Gold Bend	5107 Gold Bend	\$439,000	\$415,000	94.5%	2	2	1064	\$390.04	1974	213
32	12/13/2018	20182916	Indian Hills	6057 Bear Trap	\$575,000	\$575,000	100.0%	3	2	1300	\$442.31	1979	3
31	12/07/2018	20182322	Ski Trail	4103 Coyote Fork	\$355,000	\$340,000	95.7%	1	1	633	\$537.12	1975	76
30	11/21/2018	20172386	NS Village	214 NS Village	\$229,000	\$218,000	95.2%	0	1	336	\$648.81	1973	424
29	11/06/2018	20180971	Gold Bend	5018 Gold Bend	\$469,000	\$440,000	93.8%	2	1.5	1008	\$436.51	1974	145
28	10/31/2018	20181220	Aspen Grove	3115 Aspen Grove	\$439,400	\$430,000	97.8%	2	1.5	1008	\$426.58	1973	129
27	10/25/2018	20191945	Aspen Grove	3092 Silver Strike	\$495,000	\$485,000	97.9%	2	2	1008			
26	10/15/2018	20180854	Indian Hills	6129 Rocky Point Cir	\$400,000	\$390,000	97.5%	2	2	1000	\$390.00	1979	125
25	10/12/2018	20182804	Indian Hills	6106 Rocky Point Cir	\$598,000	\$595,000	99.5%	3	2				5
24	10/09/2018	20182434	Ski Trail	4084 Coyote Fork	\$499,000	\$480,000	96.2%	2	2	842	\$570.07	1975	26
23	09/18/2018	20181579	Indian Hills	6022 Mill Camp	\$567,500	\$540,000	95.2%	3	2.5	1261	\$428.23	1979	62
22	09/17/2018	20182145	Aspen Grove	3098 Silver Strike	\$479,000	\$479,000	100.0%	2	1.5	1138	\$420.91	1974	4
21	09/14/2018	20180609	Indian Hills	6035 Mill Camp	\$598,000	\$585,000	97.8%	3	2.5	1240	\$471.77		151
20	09/13/2018	20181059	NS Village	323 NS Village	\$569,000	\$540,000	94.9%	2	2	873	\$618.56	1973	97
19	09/12/2018	20182294	Ski Trail	4104 Coyote Fork	\$499,000	\$485,000	97.2%	2	2	857	\$565.93	1975	4
18	08/29/2018	20182048	Aspen Grove	3080 Aspen Grove	\$435,000	\$430,000	98.8%	3	2	1332	\$322.82	1974	8
17	08/20/2018	20181492	Aspen Grove	3130 Aspen Grove	\$439,000	\$430,000	98.2%	2	2	1064	\$403.75	1974	30
16	08/18/2018	20181864	Gold Bend	5074 Gold Bend	\$499,000	\$480,000	96.2%	3	2	1388	\$345.82	1974	
15	08/09/2018	20180361	Aspen Grove	3079 Aspen Grove	\$475,000	\$425,000	89.4%	3	2	1332	\$399.44	1974	141
14	08/06/2018	20181758	Ski Trail	4061 Coyote Fork	\$348,000	\$335,000	96.3%	1	1	633	\$529.22	1975	5
13	07/13/2018	20172524	Indian Hills	6049 Bear Trap	\$449,000	\$458,200	102.0%	3	2	1212	\$378.05	1979	282
12	07/12/2018	20180937	Indian Hills	6017 Mill Camp	\$529,000	\$520,000	98.3%	3	2	1200	\$433.33	1979	38
11	07/06/2018	20180061	NS Village	234 NS Village	\$229,000	\$225,000	98.2%	0	1	336	\$669.64	1973	158

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10	05/02/2018	20180289	Ski Trail	4127 Coyote Fork	\$374,000	\$357,500	98.0%	1	1	633	\$580.57	1975	59
9	04/25/2018	20180433	Indian Hills	6118 Rocky Point Cir	\$525,000	\$500,000	95.2%	3	3	1240	\$403.23		13
8	04/19/2018	20180469	Gold Bend	5056 Gold Bend	\$535,000	\$535,000	100.0%	3	2	1332	\$401.65	1974	5
7	04/13/2018	20180376	Ski Trail	4052 Coyote Fork	\$399,000	\$416,800	104.5%	2	1	842	\$495.01	1975	4
6	04/10/2018	20171960	Gold Bend	5017 Gold Bend	\$475,000	\$458,000	96.4%	3	2	1332	\$343.84	1974	198
5	03/22/2018	20180256	Gold Bend	5050 Gold Bend	\$475,000	\$462,500	97.3%	3	2	1332	\$347.22	1974	14
4	03/01/2018	20180138	Indian Hills	6018 Mill Camp	\$439,000	\$435,000	99.2%	2	2	1056	\$411.93	1979	5
3	02/15/2018	20172387	NS Village	325 NS Village	\$395,000	\$395,000	100.0%	1	2	738	\$535.23	1973	154
2	02/08/2018	20180137	Indian Hills	6008 Mill Camp	\$519,000	\$530,000	102.1%	2	2.5	1040	\$509.62	1974	4
1	01/16/2018	20162061	Aspen Grove	3066 Silver Strike	\$549,000	\$530,000	96.5%	2	2	1064	\$498.12	1973	513

### 2017 Sales

	COE	MLS#	Group	Address	Asking	Sold	% Ask	Bed	Bath	SqFt	\$/SqFt	Year	DOM
37	12/22/2017	20173184	Aspen Grove	3107 Aspen Grove	\$495,000	\$490,000	99.0%	4	2	1508	\$324.93	1973	4
36	12/19/2017	20172806	Gold Bend	5003 Gold Bend	\$515,000	\$500,000	97.0%	2	2	1064	\$469.92	1974	45
35	12/09/2017	20172711	Indian Hills	6026 Mill Camp	\$389,000	\$380,300	97.7%	2	2	1000	\$380.30	1979	45
34	12/01/2017	20172570	Indian Hills	6144 Feather Ridge	\$480,000	\$470,000	97.9%	3	2	1212	\$387.79	1979	56
33	11/20/2017	20172897	Gold Bend	5081 Gold Bend	\$485,000	\$485,000	100.0%	3	2	1332	\$364.11	1974	8
32	11/06/2017	20170854	Indian Hills	6062 Rocky Point Cir	\$365,000	\$350,000	95.8%	2	2	1000	\$350.00	1979	155
31	10/17/2017	20170234	Ski Trail	4075 Coyote Fork	\$315,000	\$310,000	98.4%	1	1	633	\$489.73	1975	207
30	09/20/2017	20171919	Indian Hills	6096 Rocky Point Cir	\$525,000	\$505,000	96.1%	3	2	1297	\$389.36	1986	21
29	09/15/2017	20171069	Indian Hills	6019 Mill Camp	\$399,000	\$399,000	100.0%	2	2	1000	\$399.00	1979	74
28	09/15/2017	20171540	Indian Hills	6106 Rocky Point Cir	\$554,000	\$554,000	100.0	3	2	1205	\$459.75	1982	37
27	09/08/2017	20172336	Aspen Grove	3150 Aspen Grove	\$237,000	\$230,000	97.0%	0	1	512	\$449.22	1972	7
26	08/31/2017	20171329	Indian Hills	6130 Rocky Point Cir	\$475,000	\$450,000	94.7%	3	2	1300	\$346.15	1979	53
25	08/28/2017	20163150	Indian Hills	6127 Rocky Point Cir	\$395,000	\$375,000	94.9%	2	2.5	1000	\$375.00	1979	258
24	08/17/2017	20171676	Aspen Grove	3049 Silver Strike	\$385,000	\$376,500	97.8%	2	1.5	1008	\$381.94	1974	
23	08/16/2017	20170553	Aspen Grove	3175 Aspen Grove	\$235,000	\$230,000	97.9%	0	1	512	\$449.22	1973	102
22	08/15/2017	20171424	Indian Hills	6141 Feather Ridge	\$499,000	\$500,000	100.2%	3	2	1300	\$384.62	1979	

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21	08/11/2017	20170646	Ski Trail	4109 Coyote Fork	\$335,000	\$322,000	96.1%	1	1	633	\$508.69	1975	71
20	08/07/2017	20163201	Aspen Grove	3087 Aspen Grove	\$349,960	\$340,000	97.2%	2	2	1064	\$319.55	1974	70
19	07/31/2017	20170101	Aspen Grove	3171 Aspen Grove	\$220,000	\$209,000	95.0%	0	1	512	\$408.20	1973	160
18	07/20/2017	20170021	Aspen Grove	3180 Aspen Grove	\$285,000	\$285,000	100.0%	1	1	736	\$387.23	1973	168
17	07/12/2017	20161837	Indian Hills	6075 Rocky Point Cir	\$395,000	\$380,000	96.2%	2	2	1000	\$380.00	1979	349
16	06/27/2017	20162000	Aspen Grove	3020 Silver Strike	\$329,900	\$322,000	97.6%	2	1.5	1008	\$319.44	1974	320
15	06/20/2017	20170083	Aspen Grove	3038 Ski Trail	\$374,000	\$362,000	96.8%	2	2	1064	\$340.23	1973	2
14	05/16/2017	20170089	Ski Trail	4132 Coyote Fork	\$439,000	\$405,000	92.3%	2	2	842	\$481.00	1975	57
13	05/03/2017	20170435	Indian Hills	6029 Mill Camp	\$525,000	\$510,000	97.1%	3	2.5	1212	\$420.79	1979	13
12	04/28/2017	20170468	Gold Bend	5018 Gold Bend	\$379,000	\$375,000	98.5%	2	1.5	1008	\$372.02	1974	20
11	04/21/2017	20152389	Indian Hills	6107 Rocky Point Cir	\$444,000	\$440,000	99.1%	3	2	1212	\$363.04	1979	539
10	04/10/2017	20170261	Gold Bend	5004 Gold Bend	\$475,000	\$465,000	97.8%	3	2	1332	\$349.10	1974	22
9	03/29/2017	20162458	Gold Bend	5110 Gold Bend	\$379,000	\$365,000	96.3%	2	2	1008	\$362.10	1974	210
8	03/10/2017	20163365	Gold Bend	5105 Gold Bend	\$389,000	\$375,000	96.4%	2	1.5	1008	\$372.02	1974	57
7	03/06/2017	20162946	Aspen Grove	3007 Silver Strike	\$399,000	\$376,000	94.2%	3	2	1332	\$282.28	1964	124
6	02/27/2017	20163368	NS Village	315 NS Village	\$350,000	\$340,000	97.1%	1	1	738	\$460.70	1973	62
5	02/27/2017	20163464	Indian Hills	6135 Feather Ridge	\$459,000	\$453,500	98.8%	3	2	1212	\$374.17	1979	24
4	02/21/2017	20170180	Ski Trail	4106 Coyote Fork	\$449,000	\$437,000	97.3%	2	2	857	\$509.92	1975	5
3	01/27/2017	20163132	Aspen Grove	3139 Aspen Grove	\$225,000	\$220,000	97.7%	0	1	512	\$429.69	1973	72
2	01/19/2017	20163103	Gold Bend	5003 Gold Bend	\$349,000	\$345,500	99.0%	2	1	1008	\$342.76	1974	21
1	01/05/2017	20170041	Aspen Grove	3006 Silver Strike	\$330,000	\$330,000	100.0%	2	2	1064	\$310.15	1974	0

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