






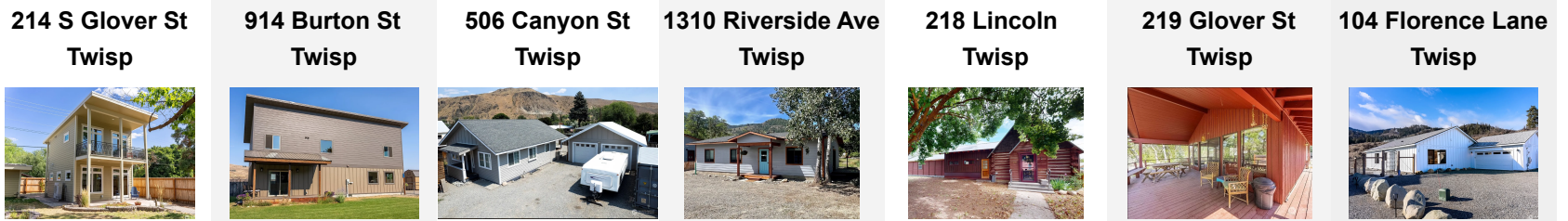


**Comparative Market Analysis, Condominiums**  
**900 E Methow Valley Hwy, Units A-E, Twisp WA 98856**

	140 Twisp Ave W #203 Twisp 	140 Twisp Ave W #202 Twisp 	140 Twisp Ave W #201 Twisp 	111 SR 20 #30 Winthrop 	111 SR 20 #21 Winthrop 	111 SR 20 #1 Winthrop 	140 Twisp Ave W #101 Twisp 
<b>Status</b>	Sold	Sold	Sold	Sold	Sold	Sold	For Sale
<b>List Price</b>	\$450,000.00			\$460,000.00	\$597,000.00	\$560,000.00	\$450,000.00
<b>List \$/SqFt</b>	\$480.26			\$303.23	\$428.26	\$401.72	\$519.03
<b>Sold Price</b>	\$500,000.00	\$565,105.00	\$620,105.00	\$575,000.00	\$589,000.00	\$560,000.00	
<b>Sold \$/SqFt</b>	\$533.62	\$550.25	\$664.64	\$379.04	\$422.53	\$401.72	
<b>Sold Date</b>	8/9/23	9/22/21	9/1/21	3/7/23	9/7/22	6/3/22	
<b>Year Built</b>	2012	2012	2012	2005	2005	2001	2012
<b>Condo Development</b>	Twisp River Suites	Twisp River Suites	Twisp River Suites	Cascade Condominiums	Cascade Condominiums	Cascade Condominiums	Twisp River Suites
<b>Monthly HOA</b>	\$790.00	\$790.00	\$790.00	\$280.75	\$280.75	\$280.75	\$790.00
<b>Total SqFt</b>	937	1027	933	1517	1394	1394	867
<b>Type</b>	Condo	Condo	Condo	Condo	Condo	Condo	Condo
<b>Bedrooms</b>	2	2	2	3	3	3	1
<b>Full Baths</b>	2	2	2	2	2	2	1
<b>Half Baths</b>	0	0	0	0	1	1	1
<b>Heat</b>	Heat Pump	Heat Pump	Heat Pump	Wall Unit	Wall Unit	Wall Unit	Heat Pump
<b>Cool</b>	Heat Pump	Heat Pump	Heat Pump	Wall Unit	Wall Unit	Wall Unit	Heat Pump
<b>Fireplace</b>	Gas	Gas	Gas	Gas	Gas	Gas	Gas
<b>Parking</b>	Detached Garage	Detached Garage	Detached Garage	Attached Garage	Attached Garage	Attached Garage	Detached Garage

**Comparative Market Analysis, Single Family Homes  
900 E Methow Valley Hwy, Units A-E, Twisp WA 98856**



<b>Status</b>	Listed	Sold	Sold	Sold	Sold	Sold	Sold
<b>List Price</b>	\$475,000.00	\$545,000.00	\$469,000.00	\$435,000.00	\$350,000.00	\$405,000.00	\$659,000.00
<b>List \$/SqFt</b>	\$659.72	\$272.50	\$243.64	\$337.21	\$285.02	\$337.50	\$387.19
<b>Sold Price</b>	\$450,000.00	\$536,000.00	\$474,000.00	\$410,000.00	\$386,000.00	\$372,000.00	\$650,000.00
<b>Sold \$/SqFt</b>	\$625.00	\$268.00	\$246.23	\$317.83	\$314.33	\$310.00	\$381.90
<b>Listed Date</b>	8/29/24	8/9/24	7/15/24	5/22/24	6/6/24	4/11/24	3/1/24
<b>Sold Date</b>	9/24/24	8/13/24	7/23/24	6/25/24	6/12/24	5/13/24	3/21/24
<b>Days on MLS</b>	26	4	8	34	6	32	20
<b>Year Built</b>	2017	2020	2013	2022	1930	1972	2021
<b>Total SqFt</b>	720	2000	1925	1290	1228	1200	1702
<b>Type</b>	Single Family	Single Family	Single Family	Single Family	Single Family	Single Family	Single Family
<b>Bedrooms</b>	0	3	3	3	1	2	3
<b>Full Baths</b>	1	2	2	2	1	1	2
<b>Half Baths</b>	1	1	1	0	0	0	0
<b>Heat</b>	Baseboard	Wall Furnace	Forced Air	Radiant	Stove/Furnace	Baseboard	Heat Pump
<b>Cool</b>	Mini-Split	Wall Units	Forced Air	None	None	Wall Unit	Heat Pump
<b>Fireplace</b>	No	No	No	No	Gas	Wood	
<b>Parking</b>	Detached Carport	Driveway	Detached Garage	Off Street	Off Street	Off-street	Attached Garage

Note - there are very few condominiums in the area. These comparables are to illustrate the length of time homes are staying on the market in Twisp.

**Projected Sales Prices**  
**900 E Methow Valley Hwy, Units A-E, Twisp WA 98856**

	<b>Unit A</b>	<b>Unit B</b>	<b>Unit C</b>	<b>Unit D</b>	<b>Unit E</b>	<b>All Units Total</b>
<b>Projected Price</b>	\$595,000.00	\$500,000.00	\$600,000.00	\$295,000.00	\$350,000.00	<b>\$1,990,000.00</b>
<b>Projected \$/SF</b>	\$402.57	\$404.86	\$400.53	\$418.44	\$404.62	<b>\$404.80</b>
<b>Total SqFt</b>	1478	1235	1498	705	865	<b>4916</b>
<b>Bedrooms</b>	2	1 + Office	1+ Office	Studio	1	
<b>Full Baths</b>	2	2	2	1	2	
<b>Half Baths</b>	0	0	0	0	0	