



Fraser, CO SALES July 2022 - December 2022

Source of all data contained in this report is the Grand County Board of Realtors Multiple List Service (MLS). Information is deemed reliable but not guaranteed.
All reported sales were not necessarily listed or sold by REWP; and these stats are intended only to show trends in the area.

SINGLE FAMILY HOMES

ADDRESS (SUBDIVISION)	BEDS / BATHS	FINISHED / TOTAL SQ. FT.	SOLD DATE	SOLD PRICE
210 Polar Bear Lane (Ice Box Estates)	2 / 2	1,683 / 2,442	7/8/22	\$ 790,230.00
100 GCR 8331 (Cabins at Porcupine Ridge)	4 / 3.5	2,592 / 3,472	7/18/22	\$ 1,525,000.00
54 Meadow Trail (Cozens Meadow at Grand Park)	4 / 3.5	2,607 / 3,331	7/20/22	\$ 1,760,000.00
211 Hay Meadow Drive (The Meadows at Grand Park)	3 / 3	2,345 / 2,908	7/25/22	\$ 1,125,030.00
283 GCR 506 (Sky View Acres)	4 / 3.5	1,110.33 / 4,653.04	8/19/22	\$ 918,000.00
12 Aspen Glen (Rendezvous)	4 / 3.5	2,372 / 3,579	8/29/22	\$ 1,731,306.00
1528 Stagecoach Drive (Stagecoach Meadows)	3 / 3.5	3,352 / 4,550	9/9/22	\$ 1,742,500.00
778 GCR 509/Polar Bear (Ice Box Estates)	3 / 3	1,764 / 2,312	9/14/22	\$ 905,000.00
34 Meadow Trail (Cozens Meadow at Grand Park)	5 / 4.5	3,460 / 4,281	9/16/22	\$ 1,830,000.00
225 Balsh Boulevard (Robbers Roost on Balsh)	3 / 3	2,161.8 / 3,034	9/16/22	\$ 1,098,000.00
114 Alder Brook Trail (Elk Creek at Grand Park)	3 / 4	1,831 / 2,055	9/30/22	\$ 1,320,000.00
83 Moose Horn Court (Rendezvous)	4 / 6	3,072 / 3,610	9/30/22	\$ 1,800,000.00
857 Ferret Lane (Retreat at Ptarmigan)	3 / 3.5	1,946 / 2,322	10/14/22	\$ 935,000.00
435 Trappers Way (Cabins at Porcupine Ridge)	4 / 3	2,476 / 3,139	10/17/22	\$ 1,275,000.00
657 Stagecoach Drive (Stagecoach Meadows)	5 / 5	5,055 / 7,271	10/20/22	\$ 2,550,000.00
53 Meadow Trail (Cozens Meadow at Grand Park)	4 / 4	2,678 / 3,294	10/28/22	\$ 1,595,000.00
578 Mulligan Street (Winter Park Ranch)	4 / 3	2,268 / 2,632	10/28/22	\$ 910,950.00
347 Hay Meadow Drive (Meadows at Grand Park)	5 / 4	2,865 / 3,465	11/14/22	\$ 1,248,428.00
32 Aspen Glen (Rendezvous)	3 / 3.5	2,372 / 3,579	11/14/22	\$ 1,708,661.00
7 Aspen View (Rendezvous)	4 / 5.5	3,137 / 4,147	11/14/22	\$ 1,852,073.00
230 Game Trail (Rendezvous)	4 / 3.5	2,913 / 4,047	11/17/22	\$ 2,066,953.00
89 Polar Bear Lane (Ice Box Estates)	3 / 3	1,620 / 2,004	11/30/22	\$ 750,000.00
467 GCR 835 (Winter Park Ranch)	5 / 3.5	3,908 / 4,008	11/30/22	\$ 1,305,000.00
205 W Eisenhower Drive (Workshire Acres)	4 / 3	1,955 / 2,640	12/1/22	\$ 1,100,000.00
220 GCR 8332 (Cabins at Porcupine Ridge)	4 / 5	2,211 / 2,880.8	12/2/22	\$ 1,350,000.00
24 Aspen View (Rendezvous)	4 / 3.5	2,372 / 3,579	12/8/22	\$ 1,495,017.00
15 Aspen View (Rendezvous)	5 / 5.5	3,137 / 4,147	12/14/22	\$ 1,916,213.00
21 Aspen View (Rendezvous)	5 / 5.5	3,137 / 4,147	12/15/22	\$ 1,847,167.00
277 Hay Meadow Drive (Meadows at Grand Park)	4 / 4	2,849 / 3,733	12/22/22	\$ 1,596,315.00
126 Game Trail (Rendezvous)	4 / 4	2,913 / 4,070	12/22/22	\$ 2,007,106.00
29 Aspen View (Rendezvous)	4 / 5.5	3,137 / 4,147	12/22/22	\$ 1,852,073.00

TOWNHOMES / DUPLEXES

ADDRESS (SUBDIVISION)	BEDS / BATHS	FINISHED / TOTAL SQ. FT.	SOLD DATE	SOLD PRICE
54 Hay Meadow Drive (Meadows at Grand Park)	4 / 4.5	2,834 / 3,381	7/6/22	\$ 913,923.00
64 Hay Meadow Drive (The Meadow at Grand Park)	3 / 3	1,952 / 2,559	7/8/22	\$ 789,390.00



Blue shading indicates that the property was either sold and/or listed by Real Estate of Winter Park.

16 Stagecoach Way (Rendezvous)	4 / 3.5	1,889 / 2,492	7/14/22	\$ 945,689.00
62 Hay Meadow Drive (The Meadow at Grand Park)	3 / 3	1,952 / 2,559	7/15/22	\$ 802,622.00
12 Stagecoach Way (Rendezvous)	3 / 3.5	1,926 / 2,501	7/15/22	\$ 940,631.00
43 Wagon Wheel Drive (Rendezvous)	3 / 3.5	1,596 / 2,602	7/29/22	\$ 1,265,000.00
96 Hay Meadow Drive (Meadow at Grand Park)	4 / 4	2,834 / 3,381	8/17/22	\$ 924,464.00
44 Journey Way (Rendezvous)	2 / 2	1,246 / 1,406	8/17/22	\$ 980,000.00
90 Hay Meadow Drive (The Meadow at Grand Park)	3 / 3	1,952 / 2,559	8/19/22	\$ 1,073,289.00
130 Discovery Court (Rendezvous)	3 / 3.5	1,596 / 2,602	8/26/22	\$ 1,200,000.00
1134 GCR 8 (Wildwood at Winter Park Ranch)	2 / 2.5	1,383 / 1,814	8/31/22	\$ 772,500.00
220 Reunion Court (Rendezvous)	3 / 2.5	1,654 / 2,251	9/2/22	\$ 1,027,500.00
132 Mountain Willow Drive (Willows at Grand Park)	3 / 3	2,360 / 2,690	9/15/22	\$ 1,400,000.00
108 Hay Meadow Drive (The Meadows at Grand Park)	4 / 4	2,834 / 3,381	9/21/22	\$ 1,381,376.00
122 Hay Meadow Drive (Meadows at Grand Park)	4 / 4.5	2,834 / 3,381	9/21/22	\$ 1,051,357.00
924 GCR 8 (Trillium Townhomes)	3 / 2	1,900 / 2,196	9/21/22	\$ 943,500.00
114 Hay Meadow Drive (The Meadow at Grand Park)	3 / 3	1,952 / 2,559	9/22/22	\$ 900,459.00
118 Hay Meadow Drive (The Meadow at Grand Park)	3 / 3	1,952 / 2,559	9/23/22	\$ 1,214,110.00
6 Riverwalk Place (Rendezvous)	2 / 2	1,246 / 1,406	9/23/22	\$ 994,900.00
831 Mink Lane (Pinery Townhomes)	2 / 2	1,522 / 1,890	9/27/22	\$ 638,640.00
142 Hay Meadow Drive (The Meadows at Grand Park)	3 / 3.5	1,614 / 2,559	10/28/22	\$ 1,315,459.00
138 Hay Meadow Drive (The Meadows at Grand Park)	3 / 3.5	1,614 / 2,559	11/1/22	\$ 1,428,829.00
693 Wapiti Drive (Ptarmigan Park)	2 / 2.5	1,280 / 1,580	11/4/22	\$ 629,000.00
132 Hay Meadow Drive (The Meadows at Grand Park)	4 / 4.5	2,971 / 3,518	11/7/22	\$ 1,875,000.00
830 Ferret Lane (Ptarmigan Heights)	2 / 2.5	1,203 / 1,287	11/14/22	\$ 659,900.00
478 Muse Drive (Byers Vista Townhomes)	2 / 2	1,248 / 1,664	11/16/22	\$ 652,000.00
148 Hay Meadow Drive (The Meadows at Grand Park)	4 / 4.5	2,971 / 3,518	11/18/22	\$ 1,696,688.00
245 Carriage Road (Sun Ranch Solar Townhouses)	2 / 2	1,904 / 2,148	11/18/22	\$ 815,000.00
166 Hay Meadow Drive (The Meadows at Grand Park)	3 / 3.5	1,614 / 2,559	11/22/22	\$ 1,430,097.00
250 Mountain Willow Drive (Willows at Grand Park)	4 / 2.5	2,082 / 2,420	11/22/22	\$ 1,325,000.00
174 Hay Meadow Drive (The Meadows at Grand Park)	4 / 4.5	2,971 / 3,518	12/2/22	\$ 1,864,109.00
625 Quail Drive (Fraser River Townhomes)	2 / 2	1,134 / 1,253	12/2/22	\$ 552,000.00
158 Hay Meadow Drive (The Meadows at Grand Park)	4 / 4.5	2,971 / 3,518	12/9/22	\$ 1,820,901.00
524 Sun River Drive (Sun River Townhomes)	2 / 2	1,344 / 1,768	12/20/22	\$ 650,000.00
36 Kingfisher Pt. (Rendezvous)	2 / 2	1,246 / 1,406	12/30/22	\$ 1,010,000.00

CONDOMINIUMS

ADDRESS (SUBDIVISION)	BEDS / BATHS	FINISHED / TOTAL SQ. FT.	SOLD DATE	SOLD PRICE
329 GCR 804 (Winter Park Lodge II)	2 / 1	789 / 789	7/1/22	\$ 445,000.00
905 GCR 834 (Lookout Village)	1 / 2	928 / 928	7/11/22	\$ 445,000.00
222 Waterside Drive (Skyview at Waterside West)	3 / 3.5	1,725 / 2,451	7/15/22	\$ 1,000,000.00
319 GCR 804 (Winter Park Lodge II)	2 / 2	808 / 808	7/19/22	\$ 466,500.00
225 GCR 804 (Winter Park Meadows)	2 / 2	550 / 550	7/26/22	\$ 310,000.00
156 GCR 838 (Meadow Ridge Lodges)	1 / 1	595 / 667	7/28/22	\$ 350,000.00
64 Waterside Drive (Lakeview at Waterside West)	1 / 1	623 / 637	8/1/22	\$ 410,000.00
47 GCR 834 (Sun Song)	3 / 3	1,720 / 1,910	8/1/22	\$ 870,000.00
416 GCR 834 (Ridge at Meadow Ridge)	3 / 3.7	1,815 / 2,487	8/5/22	\$ 745,000.00
40 Springview Lane (Elk Creek Condominiums at Grand Park)	3 / 3	1,622 / 2,012	8/5/22	\$ 1,100,000.00

397 Cranmer Avenue (Meadow Ridge Lodges)	2 / 1	661 / 721	8/9/22	\$ 465,000.00
93 Doc Susie Avenue (Divide at Forest Meadows)	2 / 2	837 / 981	8/15/22	\$ 390,000.00
285 GCR 832 (Meadow Ridge Lodges)	1 / 1	595 / 667	8/16/22	\$ 395,000.00
339 GCR 832 (Meadow Ridge Lodges)	3 / 2	1,100 / 1,184	8/18/22	\$ 635,000.00
88 GCR 8500 (Silvercrest)	2 / 2	825 / 979	8/19/22	\$ 425,000.00
300 GCR 834 (Eagle Ridge on the Summit)	2 / 3	1,507.67 / 2,129.47	8/23/22	\$ 835,000.00
45 Cranmer Avenue (Sun Song)	1 / 2	784 / 874	8/24/22	\$ 520,000.00
101 Doc Susie Avenue (Divide at Forest Meadows)	2 / 2	867 / 1,008	8/31/22	\$ 462,000.00
161 GCR 840 (Colony at Winter Park)	2 / 2	846 / 966	9/7/22	\$ 415,000.00
233 Fraser Avenue (Crooked Creek Complex)	2 / 1	679 / 873	9/7/22	\$ 335,000.00
225 GCR 804 (Winter Park Meadows)	1 / 1	273 / 273	9/9/22	\$ 229,000.00
405 Cougar Avenue (The Timbers)	2 / 2.25	1,233.74 / 1,709.9	9/9/22	\$ 749,900.00
416 GCR 834 (Ridge at Meadow Ridge)	3 / 3.7	1,815 / 2,487	9/12/22	\$ 830,000.00
675 Wapiti Drive (Valley East)	2 / 1	798 / 831	9/16/22	\$ 365,000.00
405 Cougar Avenue (The Timbers)	2 / 2	1,023.56 / 1,459.34	9/16/22	\$ 615,000.00
194 Cozens Pointe Circle (Cozens Pointe at Grand Park)	2 / 2	1,125 / 1,282	9/21/22	\$ 940,000.00
14 E. Meadow Mile (Meadow Ridge Lodges)	2 / 2	773 / 845	9/29/22	\$ 535,000.00
200 Bryant Blvd (Eagle Ridge on the Summit)	2 / 2	888 / 1,302	9/30/22	\$ 580,000.00
410 GCR 8342 (The Timbers)	3 / 2.25	1,233.74 / 1,661.14	9/30/22	\$ 740,000.00
309 GCR 804 (Winter Park Lodge II)	2 / 1.75	808 / 808	9/30/22	\$ 540,000.00
64 Waterside Drive (Lakeview at Waterside West)	1 / 1	623 / 639	10/11/22	\$ 439,500.00
16 Springview Lane (Elk Creek Condominiums at Grand Park)	3 / 3	1,624 / 1,983	10/12/22	\$ 1,075,000.00
400 Cougar Avenue (The Timbers)	2 / 2.5	1,231 / 1,620	10/17/22	\$ 745,000.00
97 Doc Susie Avenue (Divide at Forest Meadows)	2 / 2	837 / 981	10/18/22	\$ 440,000.00
261 GCR 804 (Winter Park Meadows)	2 / 1	593 / 593	10/20/22	\$ 339,000.00
136 GCR 838 (Meadow Ridge Lodges)	3 / 1.75	1,101 / 1,245	10/28/22	\$ 638,000.00
175 Spinner Court (The Timbers)	1 / 1	1,014 / 1,422	10/28/22	\$ 590,000.00
37 GCR 8040N (Lakeview at Waterside West)	3 / 3	1,370 / 1,810	10/31/22	\$ 795,000.00
300 GCR 834 (Eagle Ridge on the Summit)	2 / 2	888.03 / 1,273.03	11/9/22	\$ 569,000.00
416 GCR 834 (Ridge at Meadow Ridge)	3 / 3.7	1,815 / 2,487	11/18/22	\$ 784,900.00
99 Doc Susie Avenue (Divide at Forest Meadows)	2 / 2	837 / 981	11/21/22	\$ 433,000.00
19 GCR 8400 (Meadow Ridge Lodges)	2 / 1	772 / 832	11/28/22	\$ 432,500.00
36 GCR 838 (Meadow Ridge Lodges)	3 / 2	959 / 1,019	12/2/22	\$ 550,000.00
905 GCR 834 (Lookout Village)	2 / 2.5	1,176 / 1,360	12/5/22	\$ 700,000.00
83 GCR 8400 (Pines at Meadow Ridge)	2 / 2	885 / 997	12/12/22	\$ 500,000.00