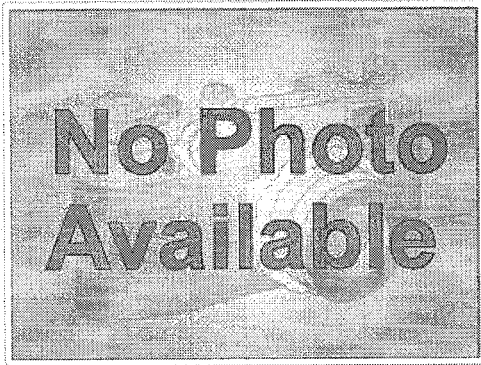


Comparative Market Analysis

**401 Virginia Street 401 Virginia Street New Meadows, ID
83654**



Prepared For

City of New Meadows

Prepared On

11/29/2025

Prepared By

Cindy Koberstein

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1007 N 3rd St McCall, ID 83638

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Cindy Koberstein - Century 21 Whitewater Clark

Information Herein Deemed Reliable but Not Guaranteed





Subject Property

Subject Property Details

Subject Address

401 Virginia Street
401 Virginia Street
New Meadows, ID 83654

Suggested List Price

~~XXXXXXXXXX~~

Subject Property Overview

Acres	.08
Apx Fin SqFt	1800
Original List Price	\$180,000
Allow Comments	Yes



Sold Comparable Stats

Sold Properties Comparable Stats

Lowest		Highest		Average	
Lowest List Price	\$195,000	Highest List Price	\$259,000	Average List Price	\$224,333
Lowest Sold Price	\$195,000	Highest Sold Price	\$249,000	Average Sold Price	\$225,000
Lowest SqFt	729	Highest SqFt	1344	Average SqFt	1114.67
Lowest Price Per SQFT	145.09	Highest Price Per SQFT	316.87	Average Price Per SQFT	219.29
Lowest DOM	19	Highest DOM	438	Average DOM	239.67

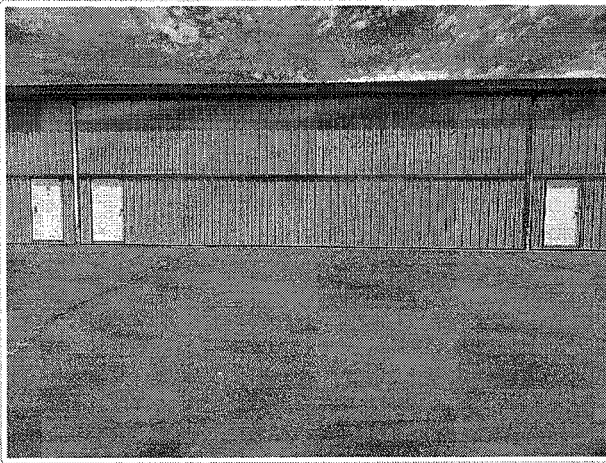
Subject Property

Address	City	Apx SqFt	Suggested List Price	Price Per SQFT
401 Virginia Street 401 Virginia Street	New Meadows	1800	[REDACTED]	225

3 Sold Comparables

Address	City	Apx SqFt	List Price	Sold Price	Adjusted Price	Price Per SQFT	SP/LP	DOM
1469 Main Street	Cascade	1344	\$195,000.00	\$195,000	\$195,000	145.09	100.00%	438
377 Main Street	Donnelly	729	\$219,000.00	\$231,000	\$231,000	316.87	105.48%	19
202 Virginia Street	New Meadows	1271	\$259,000.00	\$249,000	\$249,000	195.91	96.14%	262

Sold Comparable Property Details



Comparable 1 Address

1469 Main Street
Cascade, ID 83611

Property Type Commercial Sale

Property Status Closed

Sold Price \$195,000

Comp 1 Chosen Criteria	Criteria Value
Listing Number	534655
City	Cascade
Days on Market	438
Acres	0.0300
Bedrooms	0
Apx Fin SqFt	1344
Property Status	S
Original List Price	\$225,000.00
Sold Price	\$195,000.00
List Date	8/6/2022
Allow Comments	No

Public Remarks

Rarely available heated Cascade hangar with finished and painted sheetrock interior. Sale of building only plus assignment of existing 30-year renewable lease at 25 cents per sq. ft. + CPI increases with 16-years remaining or new 30-year lease at 27 1/2 cents per sq. ft. with annual CPI increases. Seller prefers leaseback through June 2023.

Sold Comparable Property Details



Comparable 2 Address

377 Main Street
Donnelly, ID 83615

Property Type Commercial Sale

Property Status Closed

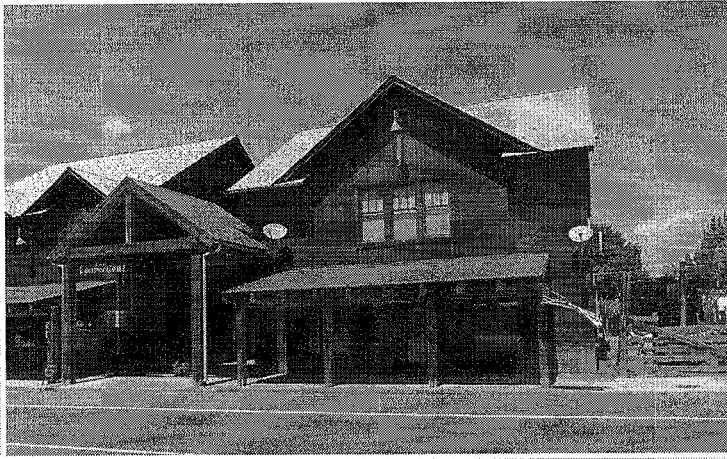
Sold Price \$231,000

Comp 2 Chosen Criteria	Criteria Value
Listing Number	536212
City	Donnelly
Days on Market	19
Acres	0.2800
Bedrooms	0
Apx Fin SqFt	729
Property Status	S
Original List Price	\$219,000.00
Sold Price	\$231,000.00
List Date	2/10/2023
Allow Comments	Yes

Public Remarks

Large 1/4 acre commercial or residential lot in prime location on Main Street right in Downtown Donnelly. Zoned central business district with full city services. Vintage building has plumbing for bathroom and electricity. Renovate or build new with room to expand. Level city lot with HWY 55 frontage and ample parking in front and back.

Sold Comparable Property Details



Comparable 3 Address
202 Virginia Street
New Meadows, ID 83654

Property Type Commercial Sale

Property Status Closed

Sold Price \$249,000

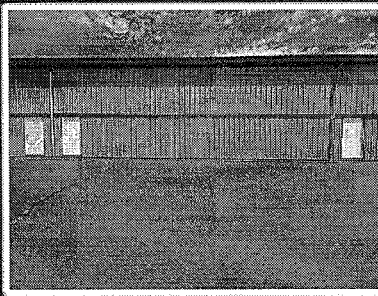
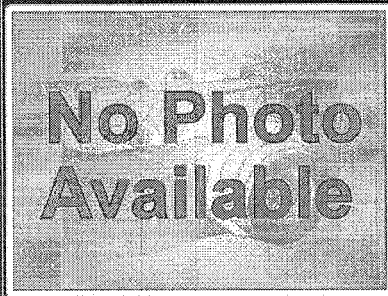
Comp 3 Chosen Criteria	Criteria Value
Listing Number	536409
City	New Meadows
Days on Market	262
Acres	0.0000
Bedrooms	0
Apx Fin SqFt	1271
Property Status	S
Original List Price	\$269,000.00
Sold Price	\$249,000.00
List Date	4/18/2023
Allow Comments	Yes

Public Remarks

Prime location in the heart of downtown New Meadows. Great retail storefront or professional office space recently updated with 1,271 sf. Nice open interior easy to modify so you can add offices or customize to fit your business. Stained concrete floors with radiant heat. Great floor space ready for all types of businesses. Condo HOA dues include exterior maintenance and building insurance, sewer, water, trash and snow removal. There is a common area laundry facility on site as well. Seller is open to do a 6 month lease as well for \$900 a month.



Side by Side Comparison

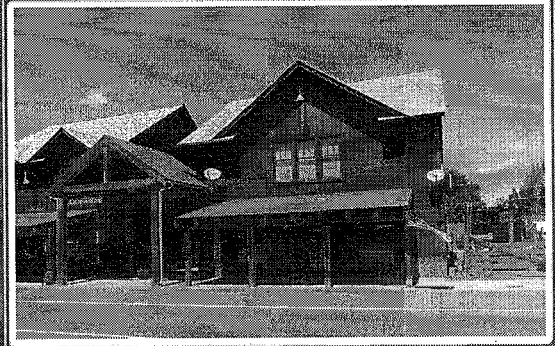
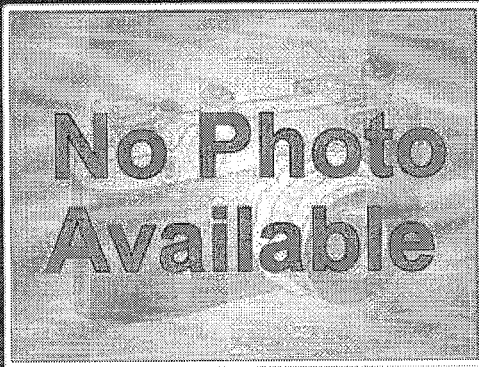


Comparable 2

	Subject	Comparable 1	Comparable 2
MLS Number		534655	536212
Address	401 Virginia Street New Meadows, ID 83654	1469 Main Street Cascade, ID 83611	377 Main Street Donnelly, ID 83615
Suggested List Price	\$405,000.00		
Adjusted Price		\$195,000.00 (0.00%)	\$231,000.00 (0.00%)
List/Sell Price		195000	231000
Sold Date			
Misc Adjustments	Suggeted List Price 180000		
Acres	.08	0.0300	0.2800
Bedrooms		0	0
Full Baths			
Apx Fin SqFt	1800	1344	729
Property Status		S	S
Original List Price	\$180,000	\$225,000.00	\$219,000.00
Sold Price		\$195,000.00	\$231,000.00
Days on Market		438	19
List Date		8/6/2022	2/10/2023
Allow Comments	Yes	No	Yes



Side by Side Comparison

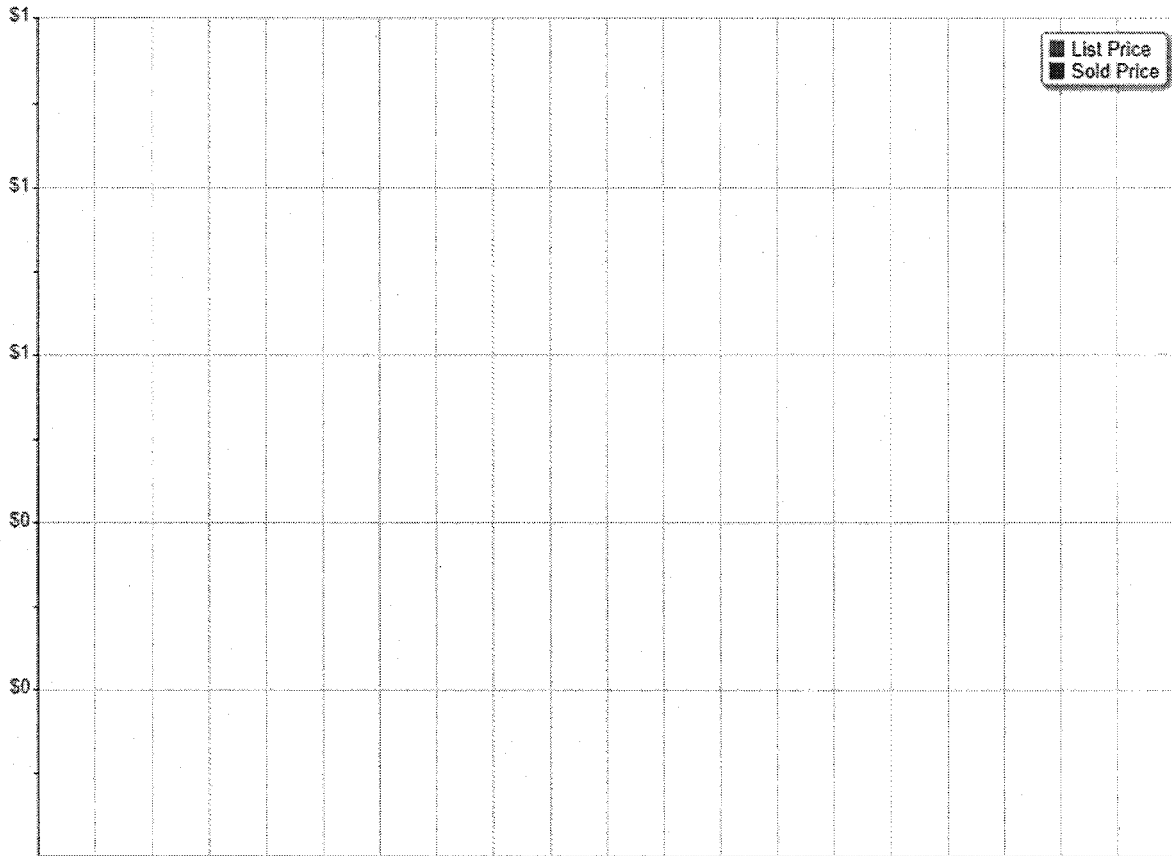


Comparable 3

	Subject	Comparable 3
MLS Number		536409
Address	401 Virginia Street 401 Virginia Street New Meadows, ID 83654	202 Virginia Street New Meadows, ID 83654
Suggested List Price	\$405,000.00	
Adjusted Price		\$249,000.00 (0.00%)
List/Sell Price		249000
Sold Date		
Misc Adjustments	Suggested List Price 180000	
Acres	.08	0.0000
Bedrooms		0
Full Baths		
Apx Fin SqFt	1800	1271
Property Status		S
Original List Price	\$180,000	\$269,000.00
Sold Price		\$249,000.00
Days on Market		262
List Date		4/18/2023
Allow Comments	Yes	Yes



Comparable Bar Chart



Increasing Your Home's Value

When selling your home, remember the importance of first impressions. Most homebuyers in today's market are comparative shoppers. With a little time and effort, you can increase the perceived value of your home. Preparing your home for sale can include simple things, such as ensuring that your home is clean, airy, uncluttered, light, fragrant, and quiet. Below are some quick and easy things you can do to make your home more appealing to potential buyers.

Curb Appeal

It is estimated that more than 50% of homes are sold before the buyers even get out of their cars. Stand across the street from your house & review the curb appeal.

- Mow & water lawns
- Seed bare spots in lawn
- Sweep walkways
- Remove toys & pick up any litter
- Prune shrubs, weed flower beds, & rake leaves
- Repair any broken fences, planters, trellises, or walls
- Plant shrubs or install fencing to block unpleasant views

Exterior Maintenance

Again, remember the importance of curb appeal. A well maintained home on the outside gives the buyer the initial impression that the home is well maintained on the inside as well.

- Paint or varnish doors; polish door hardware
- Paint or replace street numbers on house
- Clean/wash siding, windows & screens, AC unit, & pool
- Repair or paint siding, trim, gutters, shutters, glazing, & window frames
- Clean oil stains from driveway & garage
- Make sure all lighting is working
- Repair leaky faucets; deodorize septic tank
- Straighten woodpile; clean around trash cans

Garages, Carports, & Sheds

- Keep areas clean & uncluttered
- Replace burned out lights
- Clear away cobwebs
- Remove oil stains from floors
- Lubricate, adjust, or repair garage door
- Organize & put away tools

Interior Maintenance

On the inside, remove as much clutter as possible. Hire professionals to do a deep cleaning. Cleanliness is a sign to buyers that the home has been well cared for.

- Clean & vacuum carpets
- Replace worn carpet; use area rugs where needed
- Apply a fresh coat of paint
- Wash curtains & draperies
- Lubricate window slides; make sure doors close smoothly
- Clean ceiling fans & light fixtures
- Clean & organize closets & cabinets
- Check for cobwebs in all corners

Kitchens & Bathrooms

Overall, kitchens & bathrooms should be spotless. These two rooms alone can sell a home. Cabinets should be neat and organized. Neutralize odors & clean all mold & mildew.

- Clean all appliances inside and out
- Replace all light bulbs
- Clean floors & light fixtures
- Deodorize disposal, dishwasher, & refrigerator; repair leaky faucets
- Test all electrical outlets
- Unclutter kitchen counters & cabinets
- Clean shower door or replace curtain
- Put out fresh towels on towel racks
- Remove soap residue & lime deposits from sink, shower, & bathtub
- Make sure toilet flushes properly

Create Atmosphere

- Turn on all lights; open drapes
- Light candles & put out fresh flowers
- Play quiet background music
- Be absent during showings & keep pets outside
- Turn on air conditioner or heater