

The River Club — Neighborhood Market Update

ACTIVE LISTINGS

Address	Bed	Bath	Sq Ft	List Price	Status	Listed
4998 Gunnison Trace	6	6/3	14,750	\$4,800,000	ACTIVE	05/29/2026
761 Woodvale Point	6	7/2	9,417	\$4,200,000	ACTIVE	08/05/2026
4763 Blackwater	5	6/2	11,800	\$3,950,000	ACTIVE	06/16/2026
751 Woodvale Point	5	5/1	9,523	\$3,750,000	ACTIVE	01/05/2026
4575 Whitestone Way	5	6/1	8,933	\$3,250,000	ACTIVE	03/26/2026
4915 Kettle River Point	5	5/2	7,530	\$2,995,000	ACTIVE	04/23/2026
989 Middle Fork Trail	7	6/2	10,273	\$2,775,000	ACTIVE	06/26/2026
4388 Lochsa Lane	7	6/2	8,621	\$2,749,500	ACTIVE	07/13/2026
983 Little Darby Lane	5	5/2	9,200	\$1,950,000	ACTIVE	04/03/2026

PENDING LISTINGS

Address	Bed	Bath	Sq Ft	List Price	Status	Listed
922 Little Darby Lane	6	7/2	12,274	\$2,999,500	PENDING	11/17/2025

RECENT HOME SALES

Address	Bed	Bath	Sq Ft	List Price	Sold Price	Closed
989 Crescent River Pass	5	7/1	10,219	\$4,400,000	\$3,950,000	06/01/2026
4844 Elkhorn Hill Drive	5	5/2	12,429	\$3,999,999	\$3,630,750	03/05/2026
816 Blackfoot Trail	5	6/3	12,294	\$2,790,000	\$2,950,000	04/13/2026
829 Big Horn Hollow	6	6/3	7,739	\$2,950,000	\$2,875,000	04/27/2026
4871 Hanalei Hollow	5	5/1	6,038	\$2,850,000	\$2,820,000	07/27/2026
4874 Kettle River Point	5	5/3	11,168	\$3,150,000	\$2,800,000	05/21/2026
688 Crescent River Pass	5	5/1	7,006	\$2,850,000	\$2,788,400	03/30/2026
838 Middle Fork Trail	6	6/2	8,300	\$2,600,000	\$2,600,000	07/10/2026

Prices are net of closing costs paid by seller.