

the Columbine Valley

MARKET MINUTE



LISTED & SOLD BY LORI PERRY

"Oh my gosh, Lori is amazing. She is very patient and very personable. It is very important to her take of her clients and I appreciate all of her work with me. She is kind, friendly and persistent... in a good way. Lori is very timely in terms of keeping the transaction moving smoothly and following up on every detail of the process. When my family and friends I have the Realtor for them. Lori Perry.

- Erin B.

RECENT REAL ESTATE ACTIVITY IN OUR CORNER OF THE WORLD...

BOW MAR

BOW MAR SOUTH

BROOKHAVEN

BURNING TREE

CHRISTENSEN LANE ESTATES

COLUMBINE COUNTRY CLUB

COLUMBINE HEIGHTS

COVENTRY

FOX HAVEN

FOX HOLLOW

HAMLET & HOWARTH

MEADOWBROOK

NORMANDY ESTATES

OVERLOOK

POLO RESERVE

THE VILLAGE

WILDER LANE

WILLOWCROFT MANOR



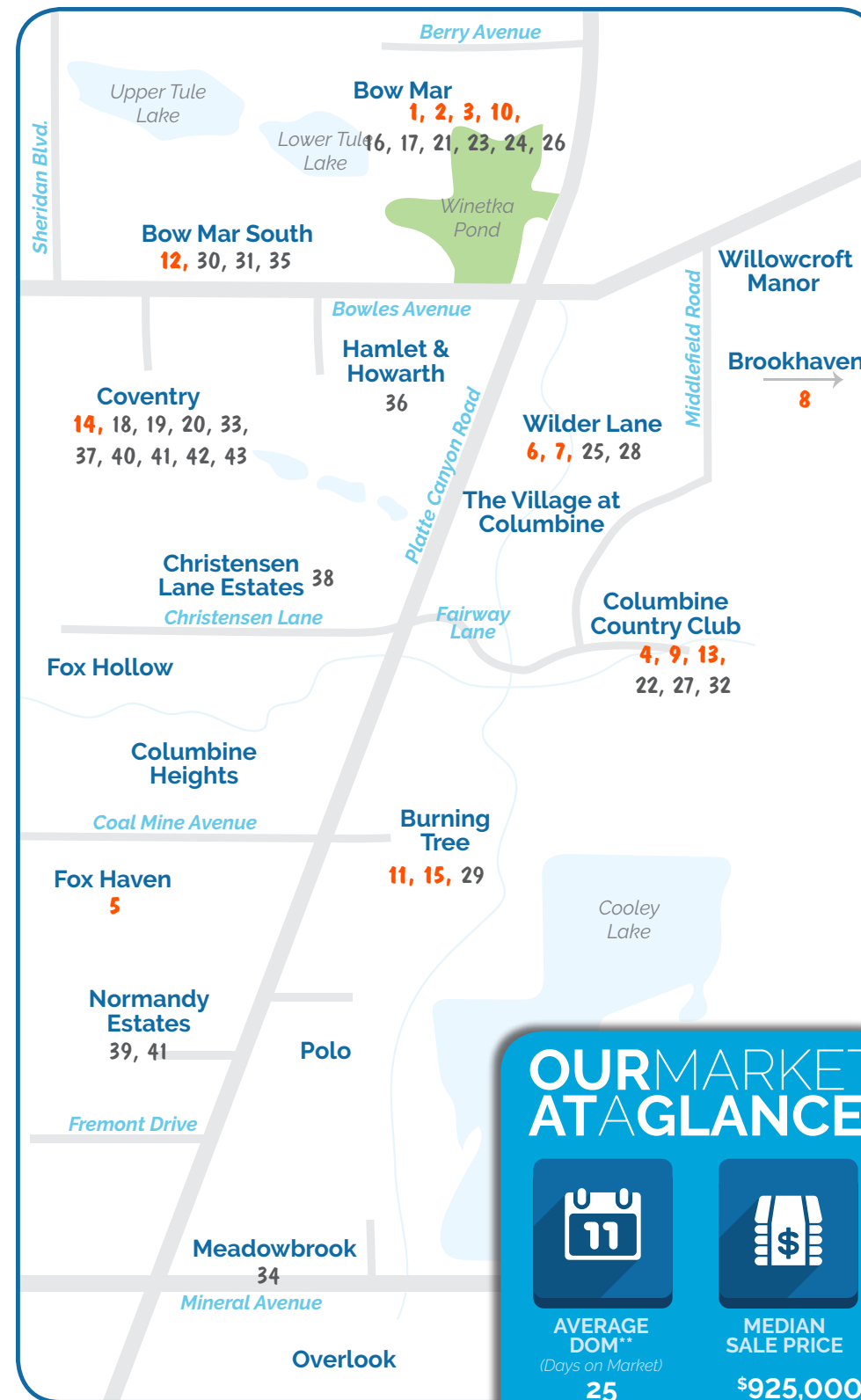
Working with neighbors,
creating community.

3MONTHSNAPSHOT

Map Locaton	Address	Original List Price	List Price	Sold Price	Beds/Baths	DOM	Neighborhood
ACTIVE LISTINGS							
1	4740 Bow Mar Drive	\$3,980,000	\$3,980,000		6/7	29	Bow Mar
2	5501 Lakeshore Dr	\$3,175,000	\$3,175,000		4/5	70	Bow Mar
3	4510 Longhorn	\$2,400,000	\$2,350,000		5/7	112	Bow Mar
4	30 Niblick	\$1,550,000	\$1,495,000		5/5	44	Columbine Country Club
5	6708 S Wolff Ct	\$1,265,000	\$1,265,000		6/6	22	Fox Haven
6	13 Wilder Ln	\$1,129,000	\$1,150,000		4/4	175	Wilder Lane
7	16 Wilder Ln	\$1,120,000	\$1,150,000		4/4	177	Wilder Lane
8	69 Brookhaven Drive	\$1,138,000	\$1,138,000		4/4	24	Brookhaven
9	9 Niblick	\$1,200,000	\$1,000,000*		4/3	134	Columbine Country Club
10	4810 Prospect	\$1,250,000	\$995,000*		4/3	176	Bow Mar
11	67 Spyglass	\$975,000	\$900,000*		4/4	92	Burning Tree
12	5550 Morning Glory Ln	\$1,125,000	\$895,000*		4/3	200	Bow Mar South
13	9 Fairway Ln	\$950,000	\$889,000*		3/3	106	Columbine Country Club
14	5958 Zenobia Ct	\$850,000	\$820,000*		5/4	28	Coventry
15	12 Doral Lane	\$819,000	\$785,000*		4/4	147	Burning Tree
UNDER CONTRACT							
16	5215 Ridge Trl	\$1,350,000	\$1,325,000*		3/3	51	Bow Mar
17	4777 Wagontrail Rd	\$975,000	\$975,000		3/3	86	Bow Mar
18	6351 S Coventry Ln	\$925,000	\$895,000		6/4	52	Coventry
19	5182 Maplewood Pl	\$799,000	\$799,000		4/3	6	Coventry
20	5900 South Wolff Court	\$724,900	\$624,900		4/3	56	Coventry
SOLD							
21	4990 Larkspur	\$2,395,000	\$2,395,000	\$2,350,000	6/9	19	Bow Mar
22	15 Niblick	\$1,899,000	\$1,899,000	\$1,899,000	4/6	193	Columbine Country Club
23	4500 Homestead	\$1,795,000	\$1,795,000	\$1,795,000	4/6	4	Bow Mar
24	5210 Longhorn	\$1,650,000	\$1,650,000	\$1,650,000	5/4	5	Bow Mar
25	20 Wilder Lane	\$1,430,597	\$1,430,597	\$1,430,597	4/4	0	Wilder Lane
26	4720 Wagon Trail Road	\$1,350,000	\$1,350,000	\$1,335,000	4/6	5	Bow Mar
27	80 Fairway	\$1,350,000	\$1,250,000	\$1,200,000	4/3	31	Columbine Country Club
28	6 Wilder Lane	\$1,197,397	\$1,197,397	\$1,197,397	5/4	0	Wilder Lane
29	63 Spyglass	\$1,397,400	\$1,275,000	\$1,190,000	6/5	73	Burning Tree
30	5750 Morning Glory Lane	\$1,149,000	\$1,149,000	\$1,149,000	5/3	1	Bow Mar South
31	5844 Shasta Cir	\$950,000	\$950,000	\$977,500	4/5	1	Bow Mar South
32	11 Niblick Ln	\$925,000	\$925,000	\$925,000	3/3	0	Columbine Country Club
33	6248 S Coventry Ln	\$925,000	\$925,000	\$925,000	4/3	5	Coventry
34	7419 S Wolff St	\$950,000	\$925,000	\$925,000	5/5	52	Meadowbrook
35	5551 Blue Sage Dr	\$785,000	\$785,000	\$830,000	5/3	1	Bow Mar South
36	4364 Aberdeen Ave	\$859,000	\$825,000	\$825,000	5/4	119	Hamlet
37	6076 S Coventry Ln	\$799,000	\$799,000	\$816,000	4/3	1	Coventry
38	4585 Christensen Cir	\$799,000	\$799,000	\$815,000	4/4	4	Christensen Lane Estates
39	3 Glenview Dr	\$825,000	\$825,000	\$812,000	4/3	5	Normandy Estates
40	5189 W Maplewood Ave	\$725,000	\$725,000	\$750,000	5/4	4	Coventry
41	7171 Normandy Cir	\$749,000	\$749,000	\$740,000	4/3	5	Normandy Estates
41	4953 W Maplewood Ave	\$725,000	\$725,000	\$735,000	5/3	1	Coventry
42	5061 West Fair Ave	\$745,000	\$745,000	\$728,400	4/3	0	Coventry
43	5125 W Lake Ave	\$750,000	\$649,900	\$648,700	2/3	67	Coventry

■ Active Listings
 ■ Under Contract
 ■ Sold
 * Indicates price adjustment last month

As of August 31, 2018. Source: REColorado.com (MLS)
 Not all listings and/or sales were represented by Perry Properties Group.



OUR MARKET AT A GLANCE

AVERAGE DOM** <i>(Days on Market)</i>	MEDIAN SALE PRICE
25	\$925,000
MEDIAN COST / FOOT	HOMES NOW FOR SALE
\$233	15
<small>**Homes under construction in Willowcroft Manor and/or Wilder Lane are not included in the DOM data.</small>	

SELLING?
 Our **FREE** Market Analysis tool uses the latest market statistics to price your home correctly!

BUYING?
 Search for homes using our **FREE** interactive map at PerryPropertiesGroup.com



Wade & Lori Perry
 Perry Properties Group

Since moving to Coventry in 1999, we have specialized in helping buyers and sellers in the Columbine Valley area with the most significant investment decision of their lives.

Being active in this community provides unmatched expertise when it comes to buying or selling your home. We know our neighborhoods— and our neighbors— and we bring that expertise to you, helping you make an informed decision when it comes time to move.

You can trust you'll get the highest level of integrity coupled with proven results when you work with a team who lives right around the corner. Our reputation is built on the concept that we live here too and want the best for our community.

We understand that our relationships don't end just because ink dries on a contract; we might run into you at the store or at a shop downtown, and that matters to us.

Perry Property Group will, quite simply, help you get what you want from the place you call home. Working with neighbors, creating community. That's what it's all about.





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Littleton, CO 80123

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SELLING?

Our **FREE** Market Analysis tool uses the latest market statistics to price your home correctly!



BUYING?

Search for homes using our **FREE** interactive map at PerryPropertiesGroup.com

AROUND TOWN



MEET ME IN THE ALLEY! If you have been to The Alley, you know. If you haven't, welcome to a genuinely cool joint. This is Mountain Mexican with fresh, locally sourced ingredients smoked, smothered, fire-rosasted or grilled. "FUN" = Tacos, Tequila, Live Music, Private Parties and Catering. Take this newsletter to The Alley and snap a selfie from inside! Be one of the first four to send it to Wade@PerryPropertiesGroup.com or 720-320-2288 to receive a **\$25 Gift Card** for The Alley.

* Exclusions and restrictions may apply.

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The first four people to email or text a selfie from The Alley will receive a **\$25 Gift Card for The Alley!**
Send your photo to:
wade@perrypropertiesgroup.com
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