

the Columbine Valley

MARKET MINUTE



SOLD BY LORI & WADE PERRY

"Wade and Lori are absolutely the best in the business. They exceeded my expectations and positioned my property to receive multiple offers. I couldn't be happier with the overall experience and the end result."

- Erin & Chris

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 Location	Address	Original List Price	List Price	Sold Price	Beds/ Baths	DOM	Neighborhood
ACTIVE LISTINGS							
1	4740 Bow Mar Dr	\$3,980,000	\$3,980,000		6/7	59	Bow Mar
2	18 Brookhaven Ln	\$3,345,000	\$3,345,000		5/8	2	Brookhaven
3	4510 Longhorn	\$2,400,000	\$2,350,000		5/7	142	Bow Mar
4	6708 S Wolff Ct	\$1,265,000	\$1,265,000		6/6	52	Fox Haven
5	6764 S Yates Ct	\$1,175,000	\$1,175,000		4/5	11	Fox Haven
6	13 Wilder Ln	\$1,129,000	\$1,150,000		4/4	205	Wilder Lane
7	16 Wilder Ln	\$1,120,000	\$1,150,000		4/4	207	Wilder Lane
8	69 Brookhaven Drive	\$1,138,000	\$1,089,000		4/4	54	Brookhaven
9	9 Niblick	\$1,200,000	\$1,000,000		4/3	164	Columbine Country Club
10	4810 Prospect	\$1,250,000	\$995,000		4/3	206	Bow Mar
11	9 Spyglass	\$989,000	\$989,000		5/5	23	Burning Tree
12	9 Fairway Ln	\$950,000	\$889,000		3/3	136	Columbine Country Club
13	5550 Morning Glory Ln	\$1,125,000	\$889,000*		4/3	230	Bow Mar South
14	5958 Zenobia Ct	\$850,000	\$794,995*		5/4	58	Coventry
15	5205 W Ottawa Ave	\$785,000	\$785,000		4/4	9	Normandy Estates
16	12 Doral Lane	\$819,000	\$785,000		4/4	177	Burning Tree
17	4960 W Fair Pl	\$769,000	\$769,000		5/3	4	Coventry
18	5160 W Rowland Ave	\$589,000	\$589,000		3/2	10	Normandy Estates
UNDER CONTRACT							
19	4777 Wagontrail Rd	\$975,000	\$975,000		3/3	86	Bow Mar
20	3 Brassie Way	\$917,000	\$917,000		4/3	6	Columbine Country Club
21	67 Spyglass	\$975,000	\$900,000		4/4	122	Burning Tree
22	6351 S Coventry Ln	\$925,000	\$895,000		6/4	52	Coventry
23	5182 Maplewood Pl	\$799,000	\$799,000		4/3	6	Coventry
SOLD							
24	4990 Larkspur	\$2,395,000	\$2,395,000	\$2,350,000	6/9	19	Bow Mar
25	15 Niblick	\$1,899,000	\$1,899,000	\$1,899,000	4/6	193	Columbine Country Club
26	5210 Longhorn	\$1,650,000	\$1,650,000	\$1,650,000	5/4	5	Bow Mar
27	81 Brookhaven Dr	\$1,500,000	\$1,500,000	\$1,500,000	5/5	0	Brookhaven
28	20 Wilder Lane	\$1,430,597	\$1,430,597	\$1,430,597	4/4	0	Wilder Lane
29	4720 Wagon Trail Road	\$1,350,000	\$1,350,000	\$1,335,000	4/6	5	Bow Mar
30	5215 Ridge Trl	\$1,350,000	\$1,325,000	\$1,250,000	3/3	32	Bow Mar
31	80 Fairway	\$1,350,000	\$1,250,000	\$1,200,000	4/3	31	Columbine Country Club
32	6 Wilder Lane	\$1,197,397	\$1,197,397	\$1,197,397	5/4	0	Wilder Lane
33	5750 Morning Glory Lane	\$1,149,000	\$1,149,000	\$1,149,000	5/3	1	Bow Mar South
34	5844 Shasta Cir	\$950,000	\$950,000	\$977,500	4/5	1	Bow Mar South
35	11 Niblick Ln	\$925,000	\$925,000	\$925,000	3/3	0	Columbine Country Club
36	6248 S Coventry Ln	\$925,000	\$925,000	\$925,000	4/3	5	Coventry
37	7419 S Wolff St	\$950,000	\$925,000	\$925,000	5/5	52	Meadowbrook
38	5551 Blue Sage Dr	\$785,000	\$785,000	\$830,000	5/3	1	Bow Mar South
39	4364 Aberdeen Ave	\$859,000	\$825,000	\$825,000	5/4	119	Hamlet
40	6076 S Coventry Ln	\$799,000	\$799,000	\$816,000	4/3	1	Coventry
41	4585 Christensen Cir	\$799,000	\$799,000	\$815,000	4/4	4	Christensen Lane Estates
42	3 Glenview Dr	\$825,000	\$825,000	\$812,000	4/3	5	Columbine Heights
43	5061 West Fair Ave	\$745,000	\$745,000	\$728,400	4/3	0	Coventry
44	5125 W Lake Ave	\$750,000	\$649,900	\$648,700	2/3	67	Coventry
45	5900 South Wolff Court	\$724,900	\$624,900	\$600,000	4/3	56	Coventry

■ Active Listings
 ■ Under Contract
 ■ Sold

* Indicates price adjustment last month

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



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.

OUR MARKET AT A GLANCE

 AVERAGE DOM** <small>(Days on Market)</small> 27	 MEDIAN SALE PRICE \$951,250
 MEDIAN COST / FOOT \$242	 HOMES NOW FOR SALE 18

**Homes under construction in Willowcroft Manor and/or Wilder Lane are not included in the DOM data.



SELLING?

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



BUYING?

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6389 South Coventry Lane
Littleton, CO 80123

PerryPropertiesGroup.com
Wade Perry: 720-320-2288
Lori Perry: 720-480-3898

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AROUND TOWN



Pets always welcome! You and your pooch are going to love **Destiny's Paws Natural Pet Market!** Specializing in all natural, American made foods for your pet, owners Elaine and Cary love your dog almost as much as you do! If it's good enough for their store, you can be sure it's what's best for your four-legged friends.

From foods to toys, to gifts and safe, Colorado-sourced treats, you're going to love the service and selection you receive from **Destiny's Paws**, located in **The Shops at Columbine Valley** on the Southeast corner of Platte Canyon Road and Bowles Ave. (5950 S. Platte Canyon).

Take your furry friend to be one of the first four people to send a selfie from inside **Destiny's Paws** and send it to **Wade@PerryPropertiesGroup.com** or **720-320-2288** and receive a **\$25 Gift Card** to Destiny's Paws.



\$25 OFF!
The first four people to email or text a selfie from Destiny's Paws will receive a **\$25 Gift Card for Destiny's Paws!**
Send your photo to:
wade@perrypropertiesgroup.com
or text 720-320-2288

* Exclusions and restrictions may apply.