

the Columbine Valley

MARKET MINUTE



SOLD BY LORI & WADE PERRY

"Our experience with Lori and Wade was excellent from the very beginning. We interviewed four Realtors, Lori and Wade stood out in terms of their professionalism, their experience and their marketing plan. It was apparent Lori and Wade were the most knowledgeable of our area and the most professional in their approach. We were sold on The Perrys.

Lori and Wade are knowledgeable, professional, persistent, kind, compassionate, empathetic and punctual with great communication skills. They made us feel like we were their only clients. We did not find this with any of the other Realtors.

- Vicki & Tom A.



Working with neighbors,
creating community.

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

3MONTHSNAPSHOT

Map Locaton	Address	Original List Price	List Price	Sold Price	Beds/Baths	DOM	Neighborhood
ACTIVE LISTINGS							
1	4740 Bow Mar Dr	\$3,980,000	\$3,750,000*		6/7	90	Bow Mar
2	18 Brookhaven Ln	\$3,345,000	\$3,345,000		5/8	33	Brookhaven
3	4995 Larkspur St	\$2,995,000	\$2,995,000		5/6	12	Bow Mar
4	4510 Longhorn	\$2,400,000	\$2,350,000		5/7	173	Bow Mar
5	6708 S Wolff Ct	\$1,265,000	\$1,195,000*		6/6	83	Fox Haven
6	36 Brookhaven Pl	\$1,175,000	\$1,175,000		3/4	12	Brookhaven
7	6764 S Yates Ct	\$1,175,000	\$1,175,000		4/5	42	Fox Haven
8	13 Wilder Ln	\$1,129,000	\$1,170,000		4/4	236	Wilder Lane
9	16 Wilder Ln	\$1,120,000	\$1,150,000		4/4	238	Wilder Lane
10	69 Brookhaven Drive	\$1,138,000	\$1,089,000		4/4	85	Brookhaven
11	4810 Prospect	\$1,250,000	\$995,000		4/3	237	Bow Mar
12	9 Spyglass	\$989,000	\$950,000*		5/5	54	Burning Tree
13	9 Fairway Ln	\$950,000	\$889,000		3/3	167	Columbine Country Club
14	5550 Morning Glory Ln	\$1,125,000	\$875,000*		4/3	261	Bow Mar South
15	12 Doral Lane	\$819,000	\$760,000*		4/4	208	Burning Tree
16	5160 W Rowland Ave	\$589,000	\$575,000*		3/2	41	Normandy Estates
UNDER CONTRACT							
17	9 Niblick	\$1,200,000	\$1,000,000		4/3	186	Columbine Country Club
18	3 Brassie Way	\$917,000	\$917,000		4/3	6	Columbine Country Club
19	67 Spyglass	\$975,000	\$900,000		4/4	122	Burning Tree
20	4960 W Fair Pl	\$769,000	\$769,000		5/3	12	Coventry
21	5205 W Ottawa Ave	\$785,000	\$759,900*		4/4	33	Normandy Estates
22	5958 Zenobia Ct	\$850,000	\$749,000*		5/4	76	Coventry
23	5191 W Quarles Dr	\$495,000	\$495,000		4/3	6	Normandy Estates
SOLD							
24	4990 Larkspur	\$2,395,000	\$2,395,000	\$2,350,000	6/9	19	Bow Mar
25	5210 Longhorn	\$1,650,000	\$1,650,000	\$1,650,000	5/4	5	Bow Mar
26	81 Brookhaven Dr	\$1,500,000	\$1,500,000	\$1,500,000	5/5	0	Brookhaven
27	20 Wilder Lane	\$1,430,597	\$1,430,597	\$1,430,597	4/4	0	Wilder Lane
28	4720 Wagon Trail Road	\$1,350,000	\$1,350,000	\$1,335,000	4/6	5	Bow Mar
29	5215 Ridge Trl	\$1,350,000	\$1,325,000	\$1,250,000	3/3	32	Bow Mar
30	6 Wilder Lane	\$1,197,397	\$1,197,397	\$1,197,397	5/4	0	Wilder Lane
31	5750 Morning Glory Lane	\$1,149,000	\$1,149,000	\$1,149,000	5/3	1	Bow Mar South
32	5844 Shasta Cir	\$950,000	\$950,000	\$977,500	4/5	1	Bow Mar South
33	4777 Wagontrail Rd	\$975,000	\$975,000	\$950,000	3/3	86	Bow Mar
34	11 Niblick Ln	\$925,000	\$925,000	\$925,000	3/3	0	Columbine Country Club
35	6351 S Coventry Ln	\$925,000	\$895,000	\$890,000	6/4	52	Coventry
36	5182 Maplewood Pl	\$799,000	\$799,000	\$835,000	4/3	6	Coventry
37	5551 Blue Sage Dr	\$785,000	\$785,000	\$830,000	5/3	1	Bow Mar South
38	3 Glenview Dr	\$825,000	\$825,000	\$812,000	4/3	5	Columbine Heights
39	5125 W Lake Ave	\$750,000	\$649,900	\$648,700	2/3	67	Coventry
40	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 October 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
30	\$977,500
MEDIAN COST / FOOT	HOMES NOW FOR SALE
\$240	16
<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**

AROUNDTOWN



Winter formal? Check. New Year's Eve Party? Check. Mother of the Bride? Check. A snazzy little going-out dress? Check. **White Oak Formal Boutique** is the best choice when you're looking for that perfect outfit and unique accessories to match a special event- at an amazingly affordable price!

Just in time for holiday parties, you're going to want to stop into White Oak Formal Boutique to kick off the season in style! **White Oak** is located at 2565 W. Main Street in downtown Littleton.

Get your glam on and be one of the first four people to send a selfie from inside **White Oak Formal Boutique** and send it to **Wade@PerryPropertiesGroup.com** or **720-320-2288** and receive a **\$25 Gift Card** to White Oak Formal Boutique.

\$25 OFF!
The first four people to email or text a selfie from White Oak Formal Boutique will receive a **\$25 Gift Card** for White Oak!*

Send your photo to:
wade@perrypropertiesgroup.com
or text 720-320-2288

* Exclusions and restrictions may apply.