

# the Columbine Valley MARKET MINUTE



OCTOBER 2021



## ANOTHER SOLD:

Wade and Lori Perry are the most amazing people to work with. They sold our home in 1 day! The communication, partnership, support, friendship, level of involvement from the first moment we contacted them was incredible. We contacted them numerous times a day from the moment we began for constant advice, always receiving immediate responses with suggestions and answers. Wade's upbeat and positive attitude, ability to make you feel like this is the easiest process was a tremendous stress relief combined Lori's attention to detail, organization and calming personality made them the true dynamic duo in our book! Couldn't and wouldn't have done this sale without them!!

— Nikki & Josh K.

## 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.







# IS YOUR HOME READY FOR WINTER?



At the Perry Properties Group, we firmly believe that when you take exceptional care of your home, your home will take great care of you...emotionally and financially! This month we are excited to bring you our Top 10 Tips for preparing your helm for Winter.

1 Clean your rain gutters

2 Inspect your roof

3 Disconnect hoses

4 Blow out Sprinklers

5 Aerate and Fertilize Lawns



6 Clean & Cover Patio Furniture

7 Tune-Up Furnace or Boiler

8 Empty Lawn Mower, Prep Snowblower

9 Order Fire Wood & Call Chimney Sweep

10 Test Smoke Alarms & Replace Batteries

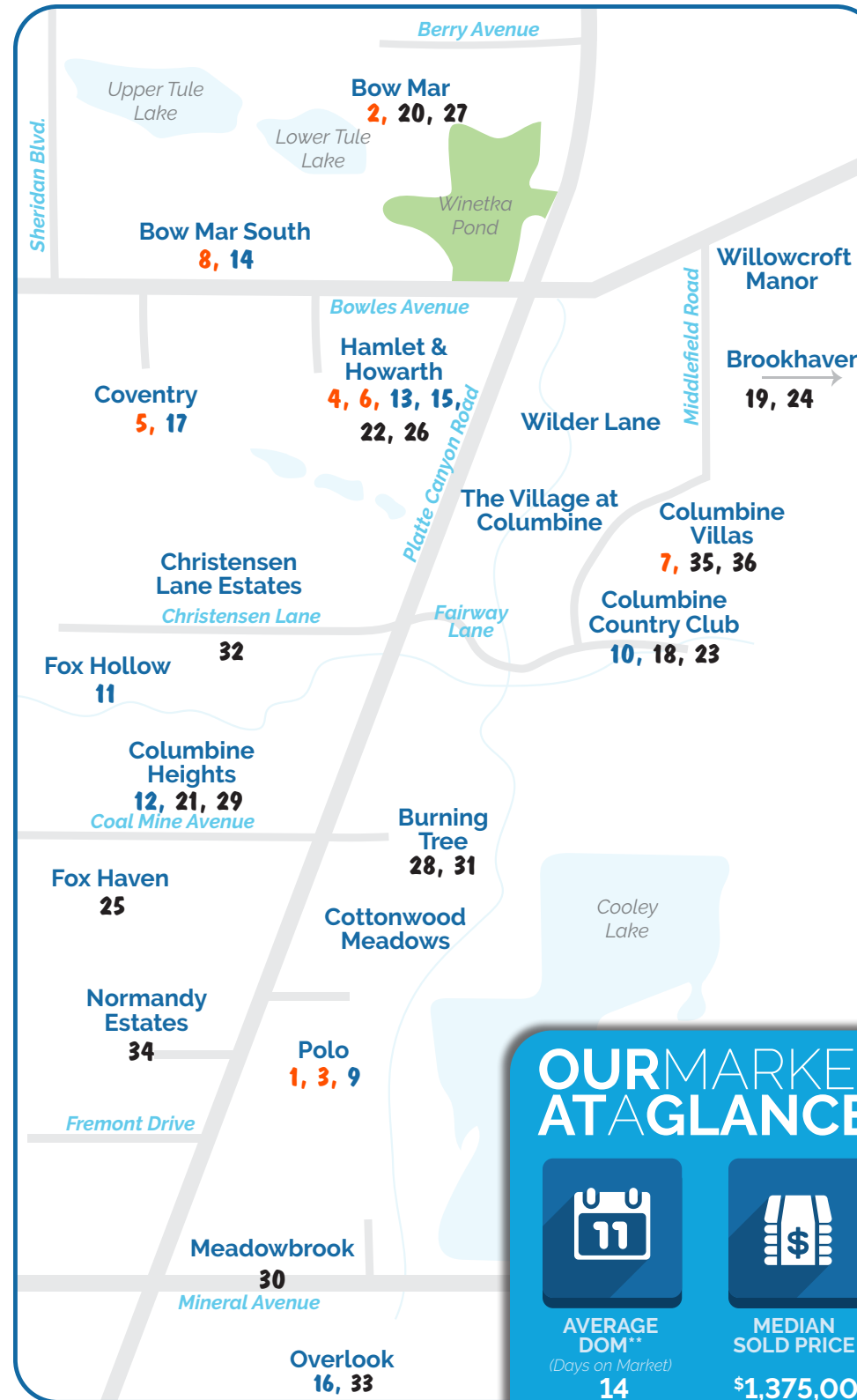
## 2MONTHSNAPSHOT

Map Location	Address	Original List Price	List Price	Sold Price	Beds/Baths	DOM	Neighborhood
ACTIVE LISTINGS							
1	4431 Caspian Cir	\$4,200,000	\$4,200,000		6/9	89	Polo Reserve
2	5220 Longhorn	\$3,200,000	\$3,200,000		6/8	18	Bow Mar
3	7180 S Polo Ridge Dr	\$3,250,000	\$2,900,000**		6/7	86	Polo Reserve
4	4228 W Lake Circle S	\$1,350,000	\$1,350,000		4/3	3	Hamlet
5	4952 W Lake Pl	\$1,199,000	\$1,199,000		4/4	1	Coventry
6	4535 W Aberdeen Pl	\$1,200,000	\$1,160,000*		5/4	57	Howarth Farm
7	21 Birdie Ln	\$799,999	\$799,999		3/3	10	Columbine Villas
8	5891 Wood Sorrel Dr	\$900,000	\$750,000		3/3	41	Bow Mar South
UNDER CONTRACT							
9	7630 Polo Ridge Dr	\$2,700,000	\$2,700,000		5/7	41	Polo Reserve
10	15 Driver Ln	\$1,875,000	\$1,875,000		4/3	3	Columbine Country Club
11	4943 Christensen Dr	\$1,900,000	\$1,675,000*		5/4	50	Fox Hollow
12	20 Dutch Creek Dr	\$1,395,000	\$1,395,000		3/4	13	Columbine Heights
13	4151 W Lake Circle N	\$989,000	\$998,000		3/3	6	Hamlet
14	5890 Wood Sorrel Dr	\$975,000	\$975,000		6/4	11	Bow Mar South
15	5956 Blue Sage Way	\$950,000	\$950,000		4/3	20	Hamlet
16	7653 S Overlook Way	\$889,900	\$889,900		5/4	5	Overlook
17	5959 S Wolff Ct	\$825,000	\$825,000		4/4	4	Coventry
SOLD							
18	60 Fairway Ln	\$3,295,000	\$3,295,000	\$3,475,000	5/6	1	Columbine Country Club
19	4 Brookhaven Trl	\$1,995,000	\$1,995,000	\$2,100,000	4/5	5	Brookhaven
20	5405 Sombrero	\$2,000,000	\$2,000,000	\$2,025,000	5/3	4	Bow Mar
21	3 Dutch Creek	\$1,500,000	\$1,500,000	\$1,860,000	5/4	6	Columbine Heights
22	4612 W Aberdeen Pl	\$1,799,000	\$1,799,000	\$1,782,000	6/6	10	Howarth Farm
23	41 Fairway Ln	\$1,750,000	\$1,750,000	\$1,750,000	4/4	1	Columbine Country Club
24	46 Brookhaven Dr	\$1,479,000	\$1,479,000	\$1,479,000	4/4	3	Brookhaven
25	6702 S Wolff Ct	\$1,350,000	\$1,350,000	\$1,450,000	5/6	4	Fox Haven
26	4490 W Aberdeen Ave	\$1,400,000	\$1,400,000	\$1,444,340**	6/6	3	Howarth Farm
27	4555 Wagon Trail Rd	\$1,550,000	\$1,550,000	\$1,375,000	4/3	4	Bow Mar
28	5 Doral Ln	\$1,395,000	\$1,395,000	\$1,345,000	4/4	4	Burning Tree
29	7 Dutch Creek Dr	\$1,275,000	\$1,275,000	\$1,275,000	3/3	0	Columbine Heights
30	4402 W Hinsdale Ave	\$1,300,000	\$1,295,000	\$1,245,000	5/5	163	Meadowbrook
31	71 Spyglass Dr	\$1,300,000	\$1,250,000	\$1,175,000	4/4	28	Burning Tree
32	4532 Christensen Cir	\$1,280,000	\$1,199,000	\$1,138,575	5/4	16	Christensen Ln Estates
33	7655 S Platteview Dr	\$859,000	\$859,000	\$848,000	6/5	4	Overlook
34	5191 W Ottawa Ave	\$700,000	\$700,000	\$841,000	5/3	3	Normandy Estates
35	31 Eagle Dr	\$715,000	\$715,000	\$719,500	4/4	1	Columbine Villas
36	10 Par Circle	\$525,000	\$525,000	\$545,000	2/2	2	Columbine Villas

Active Listings Under Contract Sold

\* Indicates price adjustment last month

As of September 30, 2021. Source: REColorado.com (MLS)  
Not all listings and/or sales were represented by Perry Properties Group.



### 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](https://PerryPropertiesGroup.com)

## OUR MARKET AT A GLANCE



AVERAGE DOM\*\*  
(Days on Market)  
**14**



MEDIAN SOLD PRICE  
**\$1,375,000**



MEDIAN COST / FOOT  
**\$384**



HOMES NOW FOR SALE  
**8**

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



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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### 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



Send your photo to:  
[wade@perrypropertiesgroup.com](mailto:wade@perrypropertiesgroup.com)  
or text 720-320-2288



### Just in time for your Holiday Shopping!

Back East Home features a wide array of  
unique and special items for the home and  
people you love! Local Columbine Valley  
resident, Kristin Schweitzer, who is the  
daughter of a Custom Home Builder dad and  
an Interior Designer mom, has brought her  
talents to our own back yard in The Shoppes  
at Columbine Valley.

Stop in today for your kitchen, bar, decor,  
jewelry, and beauty related gifts!

Located at **5950 S. Platte Canyon Rd.,  
Littleton, CO 80123**  
[backeasthome@gmail.com](mailto:backeasthome@gmail.com)  
**720.216.1635**

**\$50 GIFT CARD!**  
The first four people to send a selfie from  
Back East Home to  
[Wade@PerryPropertiesGroup.com](mailto:Wade@PerryPropertiesGroup.com) will  
**WIN a FREE \$50 Gift Card**  
to Back East Home\*

\* Exclusions and restrictions may apply.