

the Columbine Valley **MARKET** MINUTE



JANUARY 2022

Market Forecast 2022

What will happen to home prices?

Is a Foreclosure Wave on the horizon?

What will happen to interest rates?

What does this mean for Sellers?

What does this mean for Buyers?

Will different price points of the market be affected differently?

Scan Me!



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

WILD PLUM

WILLOWCROFT MANOR



Working with neighbors,
creating community.

LUX.
DENVER

DID YOU KNOW

Waiting to Sell Could Cost You a Small Fortune



BOTTOM LINE: If you've been debating whether or not to sell your house and are curious about market conditions in your area, let's connect so you have expert advice on the best time to put your house on the market.

2MONTHSNAPSHOT

Map Location	Address	Original List Price	List Price	Sold Price	Beds/Baths	DOM	Neighborhood
ACTIVE LISTINGS							
1	4747 W Wagon Trail Rd	\$2,195,000	\$2,195,500		5/5	92	Bow Mar
2	2 Glenridge Dr	\$1,425,000	\$1,425,000		5/4	22	Columbine Heights
UNDER CONTRACT							
3	7630 Polo Ridge Dr	\$2,700,000	\$2,595,000*		5/7	66	Polo Reserve
4	18 Damshire Dr	\$2,104,500	\$2,104,500		5/6	6	Wild Plum
5	26 Damshire Dr	\$2,006,400	\$2,006,400		5/6	5	Wild Plum
6	31 Latigo Pl	\$1,925,582	\$1,925,582		5/7	9	Wild Plum
7	64 Wild Plum Ln	\$1,770,900	\$1,770,900		5/6	5	Wild Plum
8	4112 W Lake Circle N	\$1,425,000	\$1,425,000		4/4	0	Hamlet
9	4 Meadowlark Ln	\$995,000	\$995,000		4/4	9	Columbine Heights
SOLD							
10	4431 Caspian Cir	\$4,200,000	\$4,200,000	\$3,925,000	6/9	109	Polo Reserve
11	7180 S Polo Ridge Dr	\$3,250,000	\$2,900,000	\$2,800,000	6/7	106	Polo Reserve
12	9 Village Dr	\$1,850,000	\$1,850,000	\$1,850,000	5/5	0	Village
13	7610 S Overlook Way	\$1,395,000	\$1,395,000	\$1,460,000	4/4	5	Overlook
14	1 Middlefield Rd	\$1,500,000	\$1,500,000	\$1,385,000	4/4	5	Village
15	20 Dutch Creek Dr	\$1,395,000	\$1,395,000	\$1,381,820	3/4	13	Columbine Heights
16	4228 W Lake Circle S	\$1,350,000	\$1,350,000	\$1,350,000	4/3	7	Hamlet
17	22 Village Ct	\$1,499,000	\$1,399,000	\$1,300,000	4/4	10	Village
18	8 Robincrest Ln	\$1,350,000	\$1,350,000	\$1,292,350	5/4	8	Columbine Heights
19	4952 W Lake Pl	\$1,199,000	\$1,199,000	\$1,261,000	4/4	1	Coventry
20	9 Fairway Ln	\$1,250,000	\$1,250,000	\$1,250,000	3/3	0	Columbine Country Club
21	5956 Blue Sage Way	\$950,000	\$950,000	\$936,000	4/3	20	Hamlet
22	7653 S Overlook Way	\$889,900	\$889,900	\$900,000	5/4	5	Overlook
23	31 Eagle Dr	\$865,000	\$799,000	\$790,000	4/4	10	Columbine Villas

Active Listings Under Contract Sold

* Indicates price adjustment last month

As of December 31, 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

OUR MARKET AT A GLANCE



AVERAGE DOM**
(Days on Market)
21



MEDIAN SOLD PRICE
\$1,325,000



MEDIAN COST / FOOT
\$367



HOMES NOW FOR SALE
2

**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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AROUND TOWN



Sukoon

SUKOON! We are so excited to introduce you to the newest fine cuisine in Littleton. Sukoon is the 4th restaurant from the family who brought you the wildly popular "Zaika Restaurant" with its 570 Reviews for a 4.5 Star Rating on Yelp! Whether you are looking for the ultimate comfort food on a winter evening or a quiet date night or just have to satisfy your craving for the most vibrant and fresh Indian cuisine around, you need to get to Sukoon. Tikka Masala, Curry, Vindaloo, Biranyi... all your classic favorites are waiting for you and they are served by some of the nicest and most caring staff we have ever experienced in a local restaurant. And, they can pack it all To-Go if you would rather stay home!

Sukoon On the corner of Bowles and Santa Fe in the old "Toast" location.

\$50 GIFT CARD!
The first eight people to send a selfie from Sukoon to Wade@PerryPropertiesGroup.com will **WIN a FREE \$50 Gift Card** to Sukoon!

* Exclusions and restrictions may apply. All Gift Cards must be redeemed by 4/30/22.