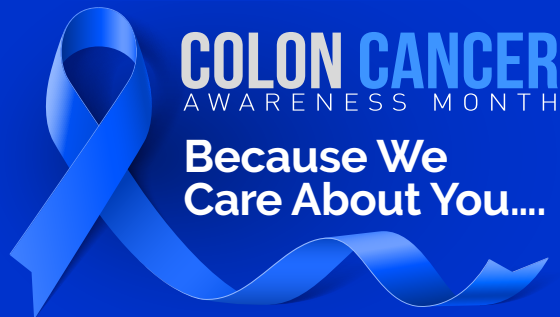


# the Columbine Valley MARKET MINUTE



MARCH 2022



*This one is personal. March is Colon Cancer Awareness Month. In February 2017, Wade was in arguably the best physical condition of his life. Then he got "the news". He took an aggressive and positive approach to beating it. Even though we won that battle we knew the war would never be over. He swore he would help others so they can preferably prevent hearing the same diagnosis.*

*Three of the toughest words are, "I Have Cancer." And, three of the most beautiful are, "I Love You." One of the best ways to show your family you love them, is to*

- 1)** get a physical every year including a blood panel
- 2)** do whatever your doctors tell you, and
- 3)** get a REAL colonoscopy (not a mail in) as soon as your doctor will allow you.

***After all, if you don't know....you don't know.***

*If you would like a referral to the gastroenterologist who changed our lives for the better, it will be our pleasure to refer him. We are also prepared to share some basic tips on how you can help prevent cancer. Simply email us. Our promise is that all communications are strictly confidential. We are just here to help.*

***It's a Great Life!***

## 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.



DID YOU KNOW

Tips When Applying For A

# MORTGAGE



**DON'T**

make large deposits into your account before speaking to your lender



**DON'T**

make any large purchases.



**DON'T**

co-sign other loans for anyone



**DON'T**

change bank accounts



**DON'T**

apply for new credit



**DON'T**

close any credit accounts

## 2MONTHSNAPSHOT

Map Location	Address	Original List Price	List Price	Sold Price	Beds/Baths	DOM	Neighborhood
<b>ACTIVE LISTINGS</b>							
1	4770 Bow Mar Dr	\$2,750,000	\$2,495,000*		4/4	12	Bow Mar
2	4904 Christensen Dr	\$2,300,000	\$2,175,000		5/6	32	Fox Hollow
3	5795 S Lupine Dr	\$1,925,000	\$1,925,000		5/5	15	Bow Mar South
4	26 Fairway Ln	\$1,600,000	\$1,600,000		3/4	39	Columbine Country Club
<b>UNDER CONTRACT</b>							
5	14 Brookhaven Trl	\$2,750,000	\$2,750,000		5/7	2	Brookhaven
6	5671 Blue Sage Dr	\$2,700,000	\$2,700,000		3/3	6	Bow Mar South
7	4747 Wagon Trail Rd	\$2,195,000	\$2,195,000		5/5	122	Bow Mar
8	18 Damshire Dr	\$2,104,500	\$2,104,500		5/6	6	Wild Plum
9	26 Damshire Dr	\$2,006,400	\$2,006,400		5/6	5	Wild Plum
10	31 Latigo Pl	\$1,925,582	\$1,925,582		5/7	9	Wild Plum
11	64 Wild Plum Ln	\$1,770,900	\$1,770,900		5/6	5	Wild Plum
12	19 Spyglass Dr	\$1,400,000	\$1,400,000		4/4	4	Burning Tree
13	4500 W Hinsdale Ave	\$1,200,000	\$1,200,000		4/4	5	Meadowbrook
<b>SOLD</b>							
14	7630 Polo Ridge Dr	\$2,700,000	\$2,595,000	\$2,475,000	5/7	91	Polo Reserve
15	31 Wild Plum Ln	\$2,300,000	\$2,300,000	\$2,420,000	5/6	4	Wild Plum
16	31 Latino Pl	\$1,925,582	\$1,925,582	\$1,925,582	5/7	66	Wild Plum
17	4112 W Lake Circle N	\$1,425,000	\$1,425,000	\$1,500,000	4/4	0	Hamlet
18	4801 W Wagon Trail Rd	\$1,200,000	\$1,200,000	\$1,450,000	Unknown	4	Bow Mar
19	2 Glenridge Dr	\$1,425,000	\$1,425,000	\$1,400,000	5/4	354	Columbine Heights
20	5947 S Yates Ct	\$1,260,000	\$1,260,000	\$1,260,000	4/4	0	Coventry
21	4468 W Lake Circle S	\$1,100,000	\$1,100,000	\$1,050,000	5/4	4	Hamlet
22	5936 Blue Sage Way	\$949,000	\$949,000	\$950,000	6/4	8	Hamlet
23	4 Meadowlark Ln	\$995,000	\$995,000	\$880,000	4/4	9	Columbine Heights

Active Listings Under Contract Sold

As of February 28, 2022. Source: REColorado.com (MLS)  
Not all listings and/or sales were represented by Perry Properties Group.

\* Indicates price adjustment last month



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

## OUR MARKET AT A GLANCE



**AVERAGE DOM\*\***  
(Days on Market)  
**54**



**MEDIAN SOLD PRICE**  
**\$1,425,000**



**MEDIAN COST / FOOT**  
**\$308**



**HOMES NOW FOR SALE**  
**4**

\*\*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.







6389 South Coventry Lane  
Littleton, CO 80123

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

Follow us!

 @PerryPropertiesGroup



### SELLING?

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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

## Your Dirty Dog wants Loving Paws!!!

Just in time for mud season, we are giving away 4 Free Gift Cards of \$50 Each to Loving Paws. Don't your favorite canine friends deserve a spa day too? Pete and his daughter, Nicole, have been pampering pooches for 17 years in our community with dozens of Google Reviews at 4.5 Stars. One step inside and you can tell how much pride they take in providing a great experience in a squeaky clean, safe and dare I say "loving" environment. They have taken care of our dogs for years and we hope you will take advantage of this opportunity to give some unconditional love to the ones who unconditionally love you.

### Loving Paws

5182 S Littleton Blvd  
Littleton, CO 80123  
303-703-3823

**\$50 GIFT CARD!**  
The first 4 people to email or text a selfie from **Loving Paws** to [Wade@PerryPropertiesGroup.com](mailto:Wade@PerryPropertiesGroup.com) or 720-320-2288 will receive a \$50 Gift Card to **Loving Paws**!

\* Exclusions and restrictions may apply.