the Columbine Valley MARKET MINUTE









THANK YOU!

Wade and Lori are not only the real estate experts, they have become trusted friends. In our search of a condo from 4 states away, they guided us in every step to make the right decision in choosing the property and strengthening our offer to make us the most competitive buyers in this crazy market. Even after the purchase was made, they took care of us like we're family. I just can't thank them enough for all the time they've spent with us and for us. They truly made us feel like we're their priority.

We've purchased and sold 6 properties in the past 20 years and we finally feel like we found the lifelong realtors whom we would work with again in the future.

Thank you Lori and Wade!!





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.

Wade Perry: 720-320-2288 · **Lori Perry:** 720-480-3898

2MONTHSNAPSHOT

Map Location	Address	Original List Price	List Price	Sold Price	Beds/ Baths	DOM	Neighborhood
ACTIVE L	ISTINGS						
1	4580 Sumac Ln	\$3,200,000	\$2,850,000*		4/4	21	Bow Mar
2	7 Latigo Pl	\$2,255,270	\$2,255,270		5/6	8	Wild Plum
3	66 Wild Plum Ln	\$1,869,641	\$1,869,641		3/4	30	Wild Plum
4	5831 S Laurel Pl	\$1,498,000	\$1,498,000		4/3	65	Bow Mar South
5	4531 W Geddes Ave.	\$1,375,000	\$1,375,000		4/5	11	Meadowbrook
6	7150 Normandy Cir	\$798,000	\$798,000		4/3	13	Normandy Estates
UNDER C	ONTRACT						
7	4480 Sumac Ln	\$4,995,000	\$4,995,000		4/6	4	Bow Mar South
8	4900 Lakeshore Dr	\$2,950,000	\$2,950,000		4/3	3	Bow Mar
9	7 Arabian Pl	\$2,300,000	\$2,300,000		5/5	3	Polo Reserve
10	5225 Ridge Trl	\$1,950,000	\$1,950,000		5/4	33	Bow Mar
11	71 Wild Plum Ln	\$2,137,600	\$2,137,600		5/6	12	Wild Plum
12	18 Damshire Dr	\$2,104,500	\$2,104,500		5/6	6	Wild Plum
13	26 Damshire Dr	\$2,006,400	\$2,006,400		5/6	5	Wild Plum
14	57 Wild Plum Ln	\$1,995,900	\$1,995,900		3/4	12	Wild Plum
15	2 Wild Plum Ln	\$2,070,900	\$1,995,900		5/6	4	Wild Plum
16	70 Wild Plum Ln	\$1,970,900	\$1,970,900		5/6	7	Wild Plum
17	31 Latigo Pl	\$1,925,582	\$1,925,582		5/7	9	Wild Plum
18	6A Maclean Dr	\$1,850,000	\$1,850,000		5/7	12	Columbine Heights
19	4445 Longhorn	\$1,800,000	\$1,800,000		4/3	5	Bow Mar
20	64 Wild Plum Ln	\$1,770,900	\$1,770,900		5/6	5	Wild Plum
21	4635 W Aberdeen Pl	\$2,100,000	\$1,595,000*		5/6	70	Howarth Farm
22	5106 Tule Lake Dr	\$1,200,000	\$1,200,000		4/3	5	Bow Mar South
23	4545 Christensen Cir	\$1,150,000	\$1,150,000		6/3	4	Christensen Ln. Estates
SOLD							
24	4747 Wagon Trail Rd	\$2,195,000	\$2,195,000	\$2,195,500	5/5	122	Bow Mar
25	4904 Christensen Dr	\$2,300,000	\$2,175,000	\$2,000,000	5/6	62	Fox Hollow
-5 26	4770 Bow Mar Dr	\$2,750,000	\$1,995,000	\$2,076,500	4/4	43	Bow Mar
27	24 Wedge Way	\$1,928,000	\$1,928,000	\$1,928,000	4/4	0	Columbine Country Club
28	5795 S Lupine Dr	\$1,925,000	\$1,925,000	\$1,755,000	5/5	25	Bow Mar South
29	5981 S Coventry Ln	\$1,627,500	\$1,627,500	\$1,701,000	5/4	4	Coventry
30	12 Maclean Dr	\$1,690,000	\$1,690,000	\$1,691,000	3/3	10	Columbine Heights
31	11 Fairway Ln	\$1,620,000	\$1,485,000	\$1,410,000	5/4	13	Columbine Country Club
32	19 Spyglass Dr	\$1,400,000	\$1,400,000	\$1,400,000	4/4	4	Burning Tree
33	8 Larkdale Dr	\$1,495,000	\$1,385,000	\$1,350,000	4/4	20	Columbine Heights
34	26 Fairway Ln	\$1,600,000	\$1,450,000	\$1,350,000	3/4	66	Columbine Country Club
35	4535 W Aberdeen Pl	\$1,250,000	\$1,250,000	\$1,250,000	5/5	17	Howarth Farm
36	4452 W Aberdeen Pl	\$1,599,900	\$1,339,900*	\$1,250,000	5/5	35	Howarth Farm
37	4701 W Lake Circle	\$1,200,000	\$1,200,000	\$1,220,000	4/4	4	Hamlet
38	5023 W Lake Ave	\$1,200,000	\$1,200,000	\$1,200,000	4/4	4	Coventry
39	21 Birdie Ln	\$985,000	\$989,000	\$984,000	3/3	9	Columbine Villas
40	38 Eagle Dr	\$875,000	\$875,000	\$875,000	3/3	1	Columbine Villas

^{\$984,000 3/3 9} Columbine Villas
\$875,000 3/3 1 Columbine Villas

As of May 31, 2022. 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.



Active Listings Under Contract Sold



6389 South Coventry Lane Littleton, CO 80123

PerryPropertiesGroup.com

Wade Perry: 720-320-2288 Lori Perry: 720-480-3898

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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



Your tastebuds will love you for this.

Born2Bake is NOT a donut shop! **Born2Bake** is the dream of classically trained pastry chef, Nicha Gattas. Her special occasion cakes are "eyepopping" and because she does not use a lot of sugar, all of her treats are "jaw dropping". And, since you do not have a wedding, graduation, or milestone birthday every week, she has an array of heavenly decadent fare made on site everyday. **HINT:** her Tiramisu rivals the best I ate in Italy. And my other faves are the Chocolate Pudding Cake, Biscoff Cake and Strawberry Creme Cake. Don't you deserve a treat today...ON US???

Born2Bake

2540 Main St. Littleton, CO 80120 (303) 794-6375

* Exclusions and restrictions may apply.