

# the Columbine Valley MARKET MINUTE



## What People are Saying about **LORI&WADE**

*"Hard to know where to start with accolades for Lori and Wade. **They bring their in-depth and experienced knowledge of the market, along with honesty and integrity, to make the home finding process not just successful but enjoyable as well.***

*The actual closing process (which is daunting for the average mortal) was seamless thanks to the mortgage broker they have worked with for many years, and Lori sent regular emails with key dates and timelines (a godsend). Lori and Wade shepherded us through the whole process to make sure we found a home we love for a price that made sense. They feel like family. This was our 3rd real estate transaction working with Lori and Wade, and we will consider it a lotto win to work with them again in the future."*

*- Jana & Rob*

## 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.



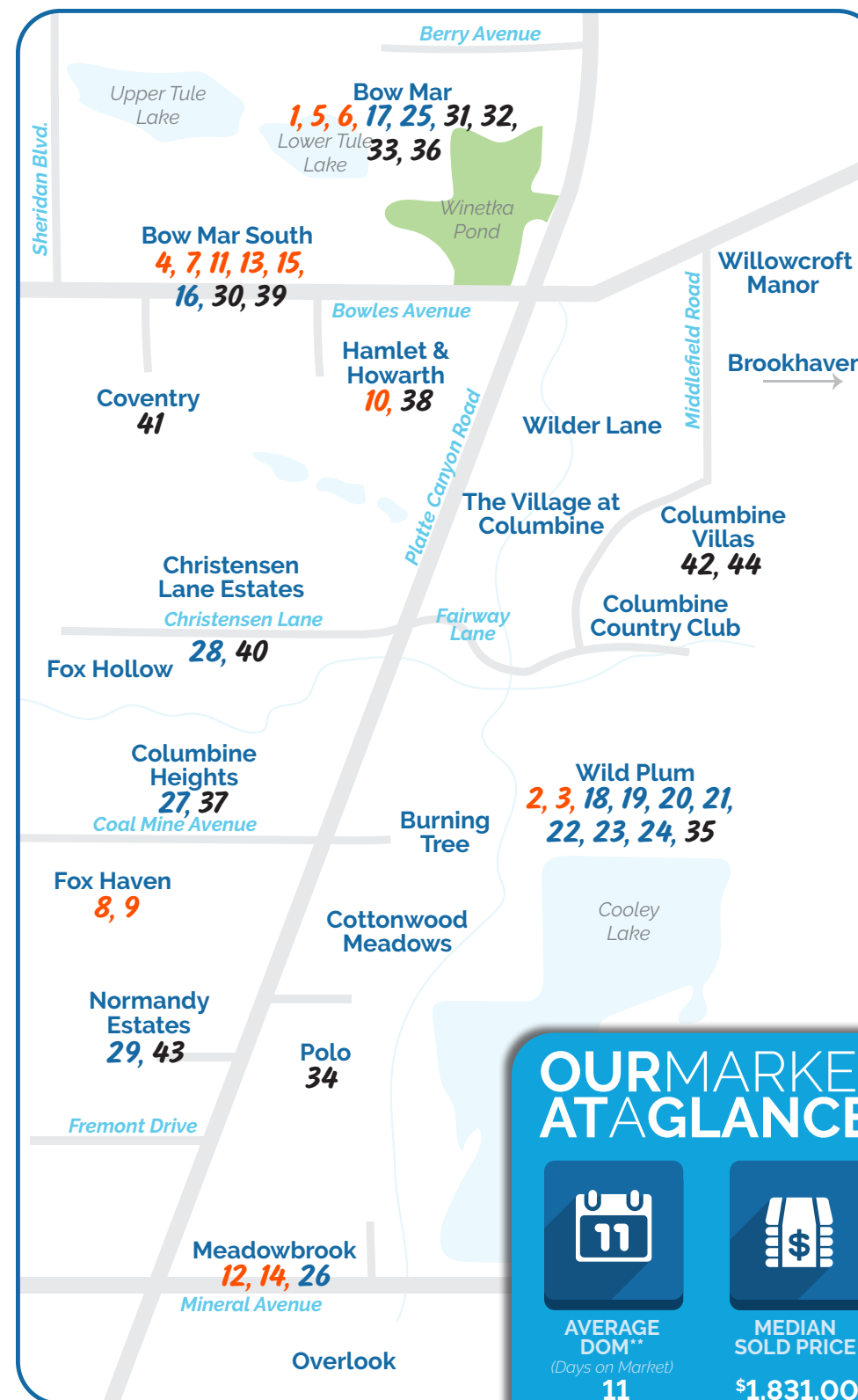
# 2MONTHSNAPSHOT

Map Location	Address	Original List Price	List Price	Sold Price	Beds/Baths	DOM	Neighborhood
<b>ACTIVE LISTINGS</b>							
1	5220 Longhorn	\$4,000,000	\$3,800,000		6/8	58	Bow Mar
2	31 Latigo Pl	\$2,366,473	\$2,366,473		5/7	15	Wild Plum
3	7 Latigo Pl	\$2,255,270	\$2,255,270		5/6	68	Wild Plum
4	5750 Morning Glory Ln	\$2,100,000	\$2,100,000		4/3	9	Bow Mar South
5	5020 Aspen Dr	\$2,000,000	\$2,000,000		3/3	24	Bow Mar
6	5225 Ridge Trl	\$1,950,000	\$1,950,000		5/4	37	Bow Mar
7	4868 Tule Lake Dr	\$2,100,000	\$1,800,000*		5/5	54	Bow Mar South
8	6713 S Yates Ct	\$1,825,000	\$1,750,000*		5/6	38	Fox Haven
9	6730 S Zenobia Ct	\$1,475,000	\$1,475,000		4/3	22	Estates at Fox Haven
10	4591 W Lake Circle N	\$1,495,000	\$1,475,000*		5/5	20	Hamlet
11	5831 S Laurel Pl	\$1,498,000	\$1,400,000*		4/3	125	Bow Mar South
12	4402 W Hinsdale Ave	\$1,495,000	\$1,295,000*		5/5	58	Meadowbrook
13	5870 Bellflower Dr	\$1,250,000	\$1,199,000*		3/2	34	Bow Mar South
14	7475 S Utica St	\$1,250,000	\$1,150,000		4/5	54	Meadowbrook
15	5865 Wood Sorrel Dr	\$985,000	\$945,000*		4/2	44	Bow Mar South
<b>UNDER CONTRACT</b>							
16	4580 Sumac Ln	\$3,200,000	\$2,850,000		4/4	36	Bow Mar South
17	5425 Sunset Dr	\$2,500,000	\$2,500,000		5/4	14	Bow Mar
18	71 Wild Plum Ln	\$2,137,600	\$2,137,600		5/6	12	Wild Plum
19	26 Damshire Dr	\$2,006,400	\$2,006,400		5/6	5	Wild Plum
20	57 Wild Plum Ln	\$1,995,900	\$1,995,900		3/4	12	Wild Plum
21	2 Wild Plum Ln	\$2,070,900	\$1,995,900		5/6	4	Wild Plum
22	70 Wild Plum Ln	\$1,970,900	\$1,970,900		5/6	7	Wild Plum
23	66 Wild Plum Ln	\$1,869,641	\$1,799,900		3/4	42	Wild Plum
24	64 Wild Plum Ln	\$1,770,900	\$1,770,900		5/6	5	Wild Plum
25	5200 Sunset Dr	\$1,650,000	\$1,650,000		4/4	36	Bow Mar
26	4531 W Geddes Ave.	\$1,375,000	\$1,200,000		4/5	37	Meadowbrook
27	7 Robincrest Ln	\$1,200,000	\$1,200,000		4/4	7	Columbine Heights
28	4591 Christensen Cir	\$1,350,000	\$1,165,000*		6/4	39	Christensen Ln. Estates
29	5161 W Quarles Dr	\$699,995	\$699,995		4/3	6	Normandy Estates
<b>SOLD</b>							
30	4480 Sumac Ln	\$4,995,000	\$4,995,000	\$5,350,000	4/6	4	Bow Mar South
31	4705 Prospect St	\$3,150,000	\$3,150,000	\$3,225,000	5/5	0	Bow Mar
32	4900 Lakeshore Dr	\$2,950,000	\$2,950,000	\$2,850,000	4/3	3	Bow Mar
33	5380 Ridge Trail	\$2,150,000	\$2,150,000	\$2,650,000	4/3	4	Bow Mar
34	7 Arabian Pl	\$2,300,000	\$2,300,000	\$2,315,000	5/5	3	Polo Reserve
35	18 Damshire Dr	\$2,104,500	\$2,104,500	\$2,275,632	5/6	6	Wild Plum
36	4445 Longhorn	\$1,800,000	\$1,800,000	\$1,831,000	4/3	5	Bow Mar
37	6A Maclean Dr	\$1,850,000	\$1,850,000	\$1,800,000	5/7	12	Columbine Heights
38	4635 W Aberdeen Pl	\$2,100,000	\$1,595,000	\$1,533,000	5/6	70	Howarth Farm
39	5106 Tule Lake Dr	\$1,200,000	\$1,200,000	\$1,295,000	4/3	5	Bow Mar South
40	4545 Christensen Cir	\$1,150,000	\$1,150,000	\$1,125,000	6/3	4	Christensen Ln. Estates
41	5160 W Maplewood Ave	\$1,049,000	\$1,049,000	\$1,105,000	3/4	3	Coventry
42	32 Eagle Dr	\$800,000	\$800,000	\$8,000,000	2/3	9	Columbine Villas
43	7150 Normandy Cir	\$798,000	\$798,000	\$789,000	4/3	23	Normandy Estates
44	21 Birdie Ln	\$985,000	\$989,000	\$984,000	3/3	9	Columbine Villas

Active Listings Under Contract Sold

\* Indicates price adjustment last month

As of July 31, 2022. Source: REColorado.com (MLS)  
Not all listings and/or sales were represented by Perry Properties Group.



## OUR MARKET AT A GLANCE

AVERAGE DOM** (Days on Market)	MEDIAN SOLD PRICE
11	\$1,831,000
MEDIAN COST / FOOT	HOMES NOW FOR SALE
\$443	15
**Homes under construction in Wild Plum are not included in the DOM data.	



### 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)



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**  
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### SELLING?

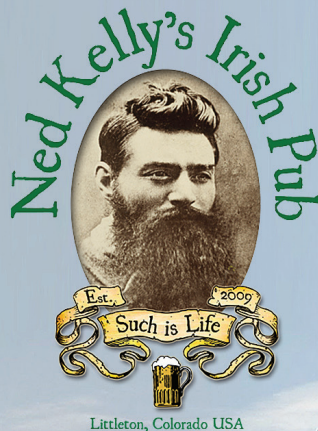
Our **FREE** Market Analysis tool  
uses the latest market statistics  
to price your home correctly!



### BUYING?

Search for homes using our  
**FREE** interactive map at  
**PerryPropertiesGroup.com**

AROUNDTOWN



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

Whether you have been shopping all afternoon in Historic Downtown Littleton or looking for a warm and inviting place to enjoy a frosty pint with friends, there is a wonderful watering hole at the east end of the downtown Littleton strip.

From your first steps into **Ned Kelly's Irish Pub** to your last belly laugh with friends old and new, this establishment is where everyone feels welcome.

**Ned Kelly's Irish Pub**  
5685 South Sycamore St.  
(Next to Grande Station)

**\$25 GIFT CARD!**  
The first eight people to email or text a selfie from **Ned Kelly's Irish Pub** to [Wade@PerryPropertiesGroup.com](mailto:Wade@PerryPropertiesGroup.com) or 720-320-2288 will receive a **\$25 Gift Card to Ned Kelly's Irish Pub**.

\* Exclusions and restrictions may apply.