

# the Columbine Valley **MARKET** MINUTE



**How's the Market?**

**LOOKING  
BACK?  
LOOKING  
FORWARD!**



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

## WE ARE GRATEFUL FOR YOU

Please know we are here to help.

Last year marked our **6<sup>th</sup>** consecutive record year of helping individuals and families just like you with one of their most significant investments... **their HOME!**

In the midst of all the turmoil of our present day society, **"home"** remains the rock, the security blanket in our lives. **We look forward to helping you** with your home... even if you are not planning on moving any time soon.

What is **your home worth?** What **improvements** are good **investments?** **How's the market?**

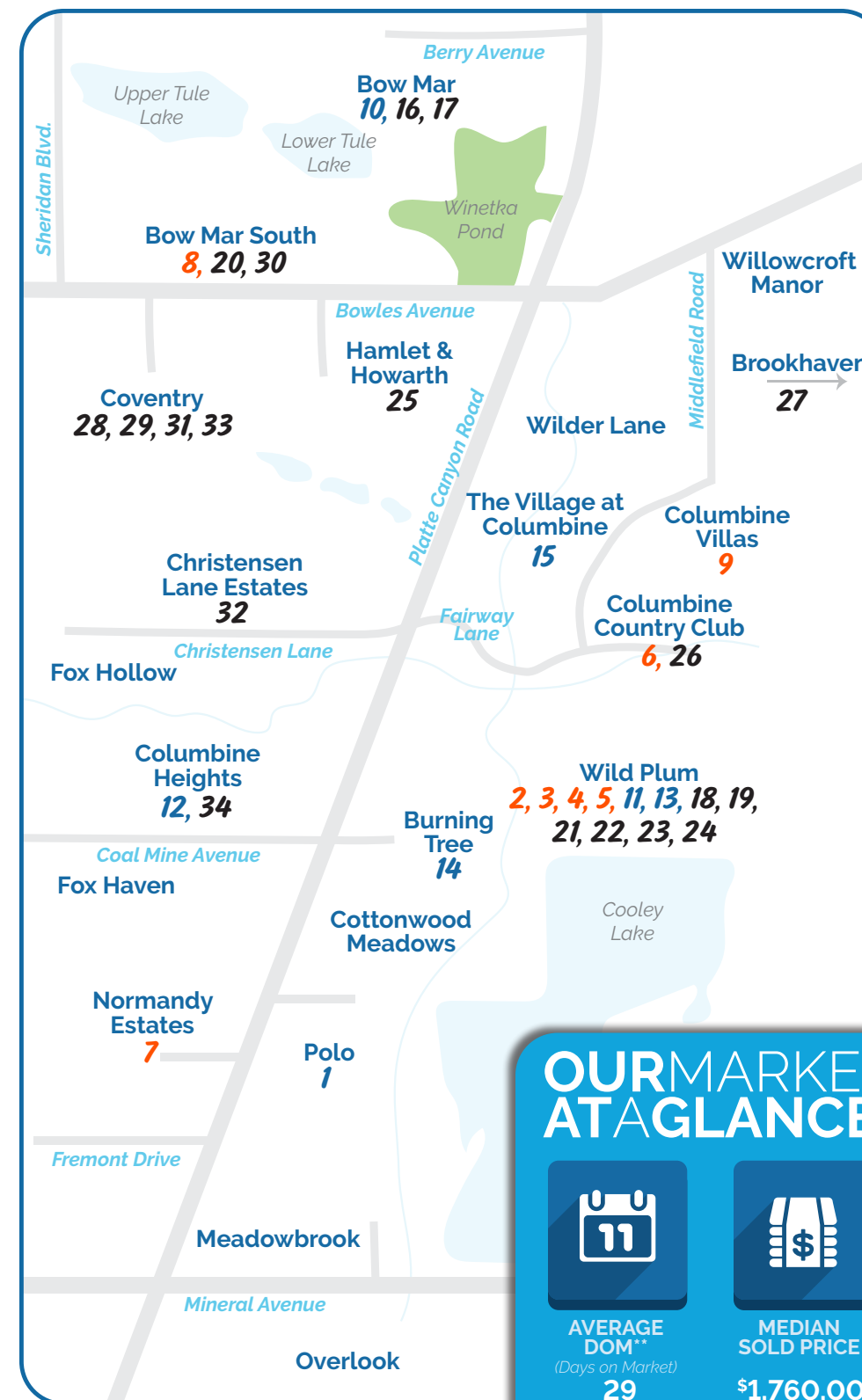
# 2MONTHSNAPSHOT

Map Location	Address	Original List Price	List Price	Sold Price	Beds/Baths	DOM	Neighborhood
<b>ACTIVE LISTINGS</b>							
1	8 Hunter Run Lane	\$4,800,000	\$4,400,000		3/6	86	Polo Reserve
2	26 Latigo Pl	\$2,299,900	\$2,299,900		4/5	39	Wild Plum
3	7 Latigo Pl	\$2,255,270	\$2,255,270		5/6	131	Wild Plum
4	3 Latigo Pl	\$2,030,000	\$2,030,000		5/7	141	Wild Plum
5	66 Wild Plum Ln	\$1,994,000	\$1,964,000		3/4	94	Wild Plum
6	5 Fairway Ln	\$1,850,000	\$1,750,000		5/4	58	Columbine Country Club
7	5161 W Quarles Dr	\$950,000	\$950,000		4/3	25	Normandy Estates
8	5865 Wood Sorrel Dr	\$875,000	\$850,000*		4/2	31	Bow Mar South
9	10 Par Cir	\$900,000	\$849,000*		3/3	131	Columbine Villas
<b>UNDER CONTRACT</b>							
10	4801 W Wagon Trail Rd	\$2,250,000	\$2,180,000		5/4	47	Bow Mar
11	69 Wild Plum Ln	\$2,238,543	\$2,100,000		5/6	33	Wild Plum
12	8 Robincrest	\$2,299,990	\$2,099,999*		5/6	135	Columbine Heights
13	4 Latigo Pl	\$1,734,900	\$1,734,900		3/4	18	Wild Plum
14	75 Spyglass Dr	\$1,675,000	\$1,675,000		6/5	4	Burning Tree
15	7 Village Ct	\$1,675,000	\$1,599,000		5/6	62	Village
<b>SOLD</b>							
16	5065 W King Crest Ln	\$4,800,000	\$4,800,000	\$4,625,000	4/4	5	Bow Mar
17	5475 Bow Mar Dr	\$2,950,000	\$2,950,000	\$2,737,000	5/5	21	Bow Mar
18	71 Wild Plum Ln	\$2,137,600	\$2,137,600	\$2,502,211	5/6	12	Wild Plum
19	31 Latigo Pl	\$2,366,473	\$2,366,473	\$2,411,512	5/7	16	Wild Plum
20	4500 Sumac Ln	\$2,250,000	\$2,250,000	\$2,300,000	4/4	10	Bow Mar South
21	70 Wild Plum Ln	\$1,970,900	\$1,970,900	\$2,074,457	5/6	7	Wild Plum
22	57 Wild Plum Ln	\$1,995,900	\$1,995,900	\$2,068,603	3/4	12	Wild Plum
23	2 Wild Plum Ln	\$2,070,900	\$1,995,900	\$2,066,333	5/6	14	Wild Plum
24	64 Wild Plum Ln	\$1,770,900	\$1,770,900	\$1,820,870	5/6	5	Wild Plum
25	4452 W Aberdeen Pl	\$1,699,000	\$1,699,000	\$1,760,000	5/5	2	Howarth Farm
26	24 Niblick Ln	\$1,925,000	\$1,850,000	\$1,700,000	3/3	40	Columbine Country Club
27	53 Brookhaven Dr	\$1,650,000	\$1,650,000	\$1,675,000	4/5	3	Brookhaven
28	6380 S Coventry Ln	\$1,550,000	\$1,550,000	\$1,450,000	5/4	22	Coventry
29	6063 S Coventry Ln	\$1,500,000	\$1,500,000	\$1,445,000	5/4	10	Coventry
30	4868 Tule Lake Dr	\$2,100,000	\$1,600,000	\$1,375,000	5/5	134	Bow Mar South
31	4985 W. Maplewood Pl.	\$1,400,000	\$1,400,000	\$1,345,000	4/4	13	Coventry
32	4487 Christensen Cir	\$1,270,000	\$1,270,000	\$1,270,000	4/5	0	Christensen Ln. Estates
33	5989 S Wolff Ct	\$1,295,000	\$1,050,000	\$1,010,000	4/4	104	Coventry
34	1 Larkdale Dr	\$988,000	\$888,000	\$800,000	5/3	15	Columbine Heights

Active Listings Under Contract Sold

\* Indicates price adjustment last month

As of December 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)  
**29**

**MEDIAN SOLD PRICE**  
**\$1,760,000**

**MEDIAN COST / FOOT**  
**\$785**

**HOMES NOW FOR SALE**  
**9**

\*\*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**



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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Lori Perry: 720-480-3898

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AROUNDTOWN



LITTLETON, CO  
**JUNIPERSEED**  
Mercantile  
DOWN TO EARTH DECADENCE  
[JUNIPERSEEDMERCANTILE.COM](http://JUNIPERSEEDMERCANTILE.COM)

5641A S. Nevada St in  
Downtown Littleton just  
about 50 yards from  
Kate's Wine Bar!



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



*Juniperseed Mercantile is a local Colorado small business with a passion for great skincare, simple living, and the earth that sustains us. We make all-natural bath and body products, home cleaning solutions, natural parenting essentials, and fabric UnPaper alternatives to your everyday disposables. They make over 90% of their products themselves and strive to be vegan, organic, and sustainable in every product. I have personally used their Shampoo Bar, Tooth Powder, And, as you can imagine, they provide refills to be as Earth conscious as possible. Around here, it's all about Down To Earth Decadence!*

*Explore all the ways you can live the sustainable life you are striving for with affordable home and personal care products at JS Mercantile. While you are there ask to say hi to Hank the Frenchie!*

**\$25 GIFT CARD!**  
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\* Exclusions and restrictions may apply.