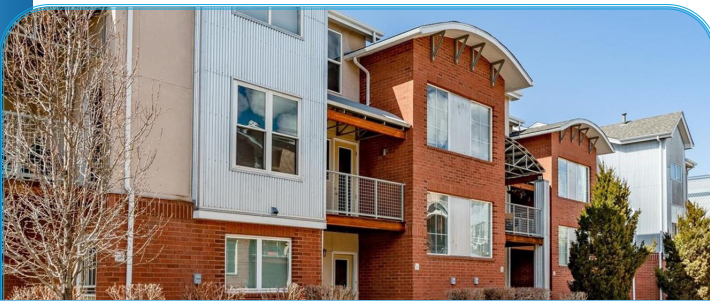


the Columbine Valley MARKET MINUTE



What People Are Feeling

So, what do you do when you don't know any Realtors in town? You ask a trusted friend to recommend someone. In my case, my trusted friend pointed me to Lori and Wade Perry. I found the Perrys to be very responsive and willing to look at properties and provide their feedback even though I was out of state trying to purchase an investment property in the Denver area within a quick time frame. The Perrys are well connected with a local lender and other resources to ensure our offer was well positioned and our inspections were completed in a timely manner. We were able to close on a property and immediately get their recommended contractor lined up to start the renovations we wanted to do before moving in. The process has been well communicated and met all my expectations for a smooth close. I will certainly reach out to Lori and Wade again when I look to purchase my next property in the Denver area.

— Holly & Steve T.

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



DAVID STEVENS
Former Assistant
Secretary of Housing

Long-term
homeowners should
view this market right now
as a unique
buying opportunity.



We should see a
notable pullback in
mortgage rates as
inflation pressures ease
and as the
economy slows.



GREG McBRIDE
Chief Financial Analyst,
Bankrate

2MONTHSNAPSHOT

Map Location	Address	Original List Price	List Price	Sold Price	Beds/Baths	DOM	Neighborhood
ACTIVE LISTINGS							
1	8 Hunter Run Lane	\$4,800,000	\$3,980,000*		3/6	117	Polo Reserve
2	5220 Longhorn	\$3,550,000	\$3,550,000		6/8	4	Bow Mar
3	7630 Polo Ridge Dr.	\$2,900,000	\$2,900,000		6/7	14	Polo Reserve
4	3 Latigo Pl	\$2,030,000	\$2,435,322		5/7	172	Wild Plum
5	7 Latigo Pl	\$2,255,270	\$2,427,406		5/6	162	Wild Plum
6	66 Wild Plum Ln	\$1,994,000	\$1,899,999*		3/4	125	Wild Plum
7	5 Fairway Ln	\$1,850,000	\$1,675,000*		5/4	89	Columbine Country Club
8	5865 Wood Sorrel Dr	\$875,000	\$830,000*		4/2	62	Bow Mar South
UNDER CONTRACT							
9	35 Brookhaven Ln	\$2,400,000	\$2,400,000		5/7	0	Brookhaven
10	5425 Sunset Dr	\$1,950,000	\$1,950,000		5/4	8	Bow Mar
11	5501 Ridge Trl	\$1,900,000	\$1,900,000		4/3	2	Bow Mar
12	4 Latigo Pl	\$1,734,900	\$1,734,900		3/4	18	Wild Plum
13	5 Columbine Ln	\$1,146,000	\$1,146,000		4/4	3	Village
SOLD							
14	5065 W King Crest Ln	\$4,800,000	\$4,800,000	\$4,625,000	4/4	5	Bow Mar
15	4500 Sumac Ln	\$2,250,000	\$2,250,000	\$2,300,000	4/4	10	Bow Mar South
16	26 Latigo Pl	\$2,299,900	\$2,199,900	\$2,174,900	4/5	49	Wild Plum
17	57 Wild Plum Ln	\$1,995,900	\$1,995,900	\$2,068,603	3/4	12	Wild Plum
18	4801 W Wagon Trail Rd	\$2,250,000	\$2,180,000	\$2,050,000	5/4	47	Bow Mar
19	69 Wild Plum Ln	\$2,238,543	\$2,100,000	\$1,975,000	5/6	33	Wild Plum
20	4 Wilder Ln	\$1,600,000	\$1,600,000	\$1,715,000	6/4	2	Wilder Lane
21	75 Spyglass Dr	\$1,675,000	\$1,675,000	\$1,600,000	6/5	4	Burning Tree
22	7 Village Ct	\$1,675,000	\$1,599,000	\$1,535,000	5/6	62	Village
23	5989 S Wolff Ct	\$1,295,000	\$1,050,000	\$1,010,000	4/4	104	Coventry
24	5161 W Quarles Dr	\$950,000	\$950,000	\$929,000	4/3	33	Normandy Estates
25	10 Par Cir	\$900,000	\$849,000	\$825,000	3/3	130	Columbine Villas
26	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 January 31, 2023. 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)
41



MEDIAN
SOLD PRICE
\$1,675,000



MEDIAN
COST / FOOT
\$785



HOMES NOW
FOR SALE
8

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

Follow us!

 @PerryPropertiesGroup



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



One step into **InTea** and you feel like you want to hang out, socialize with friends or get some work done. Family-owned since 2008, Carol and the entire InTea team has brought high-quality tea and tea knowledge to our community. Offering more than 170 different teas from all over the world along with local baked goods and other delicious bites, the incredible staff at **InTea** will make you feel like family and are ready to help you learn about the vast benefits of tea. **WARNING:** this place is a **HEALTHY HABIT** you're going to love!

Send photo to: wade@perrypropertiesgroup.com or text 720-320-2288

* Exclusions and restrictions may apply.

\$25 GIFT CARD!
The first eight people to email or text a
selfie from **InTea** to
Wade@PerryPropertiesGroup.com or
720-320-2288 will receive
a \$25 Gift Card for a return trip!