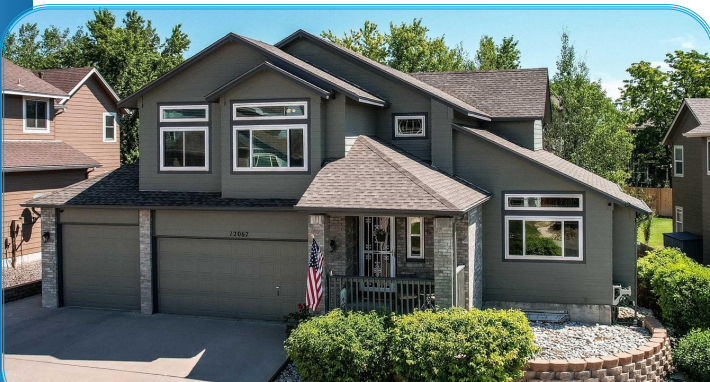


the Columbine Valley MARKET MINUTE



What People Are Feeling

Bianca and the great team with Wade and Lori were truly exceptional! Their promptness, knowledge of the market, strategic mind set, kindness and good energy made a potentially chaotic sale and purchase process simple. Their cool, calm mindset kept our anxiety low and gave us the confidence they would get the job done -and they did! They really treated our situation like they were purchasing the property. Their advocacy moved mountains! We consider ourselves extremely lucky and blessed to have had them as our Realtor! We would rate them higher than ten if we could. Overall, I would strongly recommend Bianca, Wade and Lori to anyone looking to buy or sell a home. We would trust them with our eyes closed and their attention to detail and level of time/dedication to their clients is outstanding.

— Christopher and Sandra.

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.





IS IT WORTH IT.....OR NOT?

Which home improvement projects are good investments?
Which are just a waste of time, energy and money?

These are the most common questions we receive from our clients. If you find yourself asking the same questions, you are in luck.

A **complimentary service** we provide is an in-home consultation as to which projects are a good idea for **YOU** and **YOUR HOME**.

Many factors are considered before rendering a decision. After all, not all owners have the same budget, home ownership timetable, floor plan, time since the last update, etc.

While our goal is to provide you with sound prudent guidance to maximize your

home's value, it is also to help you avoid making any big mistakes investing in low return on investment projects or choosing the latest colors, fixtures and finishes.

Reach out to us today for a fun conversation about your "new look" home.

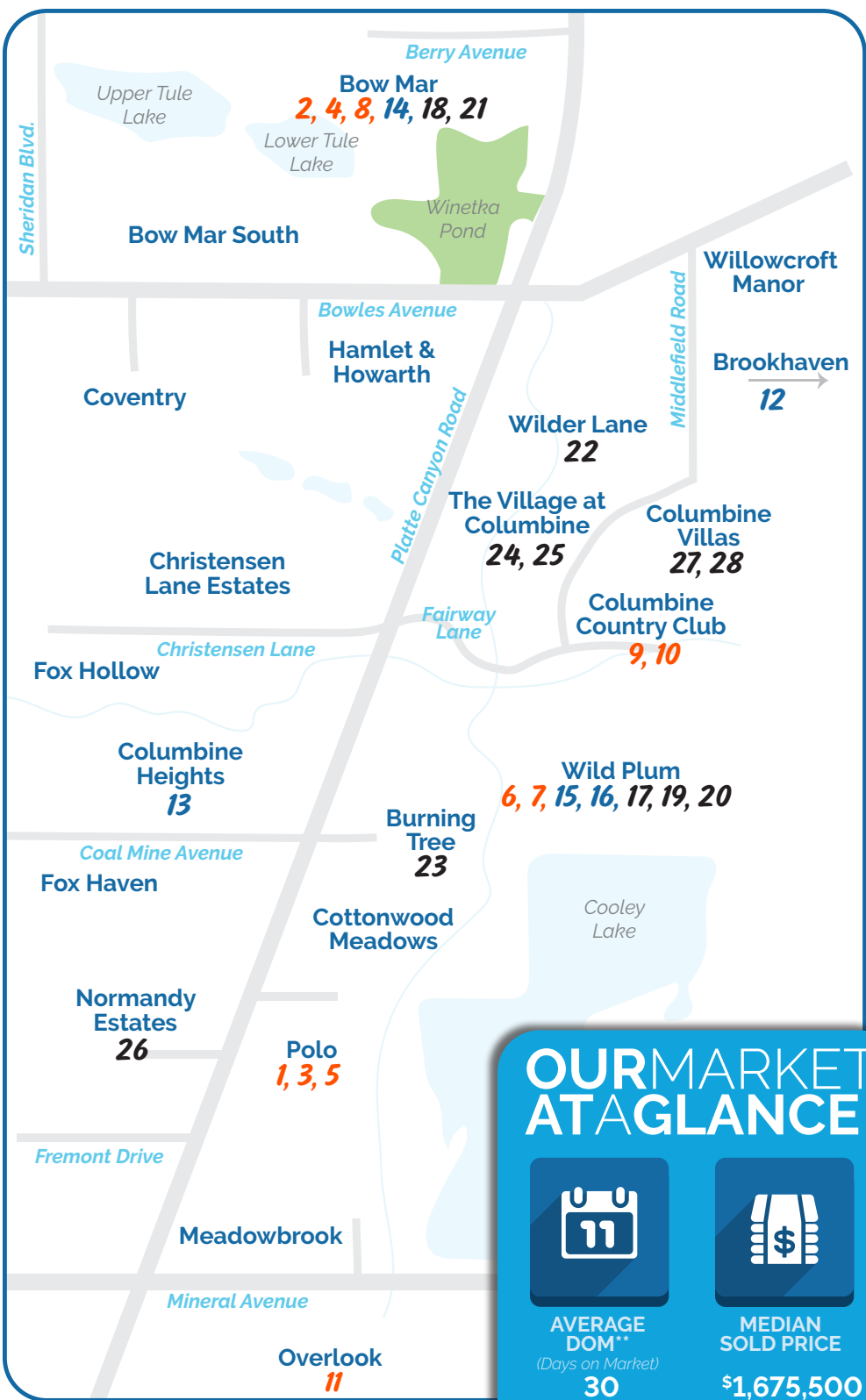
2MONTHSNAPSHOT

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	145	Polo Reserve
2	5220 Longhorn	\$3,550,000	\$3,550,000		6/8	32	Bow Mar
3	7230 Polo Ridge	\$3,200,000	\$3,200,000		5/6	14	Polo Reserve
4	5415 Sombrero	\$3,000,000	\$2,900,000*		4/5	28	Bow Mar
5	7630 Polo Ridge Dr.	\$2,900,000	\$2,850,000*		6/7	42	Polo Reserve
6	3 Latigo Pl	\$2,030,000	\$2,435,322		5/7	200	Wild Plum
7	7 Latigo Pl	\$2,255,270	\$2,427,406		5/6	190	Wild Plum
8	5425 Sunset Dr	\$1,950,000	\$1,950,000		5/4	27	Bow Mar
9	5 Fairway Ln	\$1,850,000	\$1,675,000		5/4	117	Columbine Country Club
10	26 Fairway Ln	\$1,450,000	\$1,450,000		3/3	3	Columbine Country Club
11	4401 W Jamison Pl	\$865,000	\$865,000		4/4	21	Overlook
UNDER CONTRACT							
12	35 Brookhaven Ln	\$2,400,000	\$2,400,000		5/7	0	Brookhaven
13	8 Robincrest	\$2,099,999	\$2,099,999		5/6	0	Columbine Heights
14	4520 Homestead St	\$1,990,000	\$1,990,000		4/3	6	Bow Mar
15	66 Wild Plum Ln	\$1,994,000	\$1,899,999		3/4	143	Wild Plum
16	4 Latigo Pl	\$1,734,900	\$1,734,900		3/4	18	Wild Plum
SOLD							
17	26 Latigo Pl	\$2,299,900	\$2,199,900	\$2,174,900	4/5	49	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	28 Latigo Pl	\$1,902,935	\$1,902,935	\$1,902,935	5/6	0	Wild Plum
21	5501 Ridge Trl	\$1,900,000	\$1,900,000	\$1,865,000	4/3	2	Bow Mar
22	4 Wilder Ln	\$1,600,000	\$1,600,000	\$1,715,000	6/4	2	Wilder Lane
23	75 Spyglass Dr	\$1,675,000	\$1,675,000	\$1,600,000	6/5	4	Burning Tree
24	7 Village Ct	\$1,675,000	\$1,599,000	\$1,535,000	5/6	62	Village
25	5 Columbine Ln	\$1,146,000	\$1,146,000	\$1,095,000	4/4	3	Village
26	5161 W Quarles Dr	\$950,000	\$950,000	\$929,000	4/3	33	Normandy Estates
27	3 Par Cir	\$900,000	\$900,000	\$900,000	4/2	0	Columbine Villas
28	10 Par Cir	\$900,000	\$849,000	\$825,000	3/3	130	Columbine Villas

Active Listings Under Contract Sold

* Indicates price adjustment last month

As of February 28, 2023. Source: REColorado.com (MLS)
Not all listings and/or sales were represented by Perry Properties Group.



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

OUR MARKET AT A GLANCE



AVERAGE DOM**
(Days on Market)
30



MEDIAN SOLD PRICE
\$1,675,500



MEDIAN COST / FOOT
\$439



HOMES NOW FOR SALE
11

**Homes under construction in Wild Plum are not included in the DOM data.



Bianca Parrish 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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uses the latest market statistics
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
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 or 720-320-2288 will receive a \$50 Gift Card to Loving Paws!