

# the Columbine Valley MARKET MINUTE



## 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



## Family Makes a House a Home

*Thank you so much for all your help and dedication to home ownership! You guys have gave above and beyond for us and we can't express our appreciation enough. We have nothing but the highest praise for you guys. The three of you were extremely professional, friendly, knowledgeable and helpful. We look forward to working with you both again in the future and are so happy to have the best realtors in the real estate biz!*

— Alec, Nikole, Koda, Krew & Edie



Working with neighbors,  
creating community.





PROPERTY TAX

Sticker Shock??

If you have questions about your recent Property Tax Notice, we are here to help.

Want to know the best way to file an appeal?

Want to know if an appeal is worth your effort?

Simply call us at 720-320-2288 or send an email to Wade@PerryPropertiesGroup.com

2MONTHSNAPSHOT

Map Location	Address	Original List Price	List Price	Sold Price	Beds/Baths	DOM	Neighborhood
ACTIVE LISTINGS							
1	6930 S Polo Ridge Dr	\$5,499,000	\$5,499,000		7/9	19	Polo Reserve
2	4740 Bow Mar Dr	\$5,400,000	\$5,400,000		5/7	61	Bow Mar
3	66 Fairway Ln	\$2,500,000	\$2,500,000		5/4	15	Columbine Country Club
4	36 Wedge Way	\$2,475,000	\$2,475,000		5/4	24	Columbine Country Club
5	32 Wedge Way	\$2,195,000	\$2,195,000		3/3	3	Columbine Country Club
6	4950 Lakeshore Dr	\$1,899,000	\$1,899,000		5/3	11	Bow Mar
7	7 Cypress Point way	\$1,550,000	\$1,550,000		4/5	12	Burning Tree
8	4401 W Jamison Pl	\$865,000	\$855,000		4/4	83	Overlook
UNDER CONTRACT							
9	8 Hunter Run Ln	\$4,800,000	\$3,700,000		3/6	182	Polo Reserve
10	5220 Longhorn	\$3,550,000	\$3,550,000		6/8	91	Bow Mar
11	5415 Sombrero	\$3,000,000	\$2,900,000		4/5	42	Bow Mar
12	7 Latigo Pl	\$2,255,270	\$2,427,406		5/6	243	Wild Plum
13	3 Latigo Pl	\$2,030,000	\$2,360,798		5/7	253	Wild Plum
14	5020 Aspen Dr	\$1,975,000	\$1,975,000		3/3	2	Bow Mar
15	7 Doral Ln	\$1,795,000	\$1,795,000		5/4	4	Burning Tree
16	4 Latigo Pl	\$1,734,900	\$1,734,900		3/4	18	Wild Plum
17	4470 W Geddes Ave	\$1,495,000	\$1,495,000		4/4	4	Meadowbrook
18	5800 Morning Glory Ln	\$1,495,000	\$1,495,000		5/3	4	Bow Mar South
SOLD							
19	5265 Skytrail Dr	\$4,950,000	\$4,950,000	\$4,700,000	5/7	15	Bow Mar
20	7230 Polo Ridge	\$3,200,000	\$3,200,000	\$3,100,000	5/6	26	Polo Reserve
21	7630 Polo Ridge Dr.	\$2,900,000	\$2,750,000	\$2,800,000	6/7	48	Polo Reserve
22	35 Brookhaven Ln	\$2,400,000	\$2,400,000	\$2,400,000	5/7	0	Brookhaven
23	8 Robincrest	\$2,099,999	\$2,099,999	\$2,012,500	5/6	0	Columbine Heights
24	4520 Homestead St	\$1,990,000	\$1,990,000	\$1,970,000	4/3	7	Bow Mar
25	5425 Sunset Dr	\$1,950,000	\$1,950,000	\$1,900,000	5/4	46	Bow Mar
26	66 Wild Plum Ln	\$1,994,000	\$1,899,999	\$1,885,000	3/4	143	Wild Plum
27	4358 W Hinsdale Ave	\$1,695,000	\$1,695,000	\$1,695,000	6/5	2	Meadowbrook
28	5 Fairway Ln	\$1,850,000	\$1,675,000	\$1,550,000	5/4	120	Columbine Country Club
29	26 Fairway Ln	\$1,450,000	\$1,450,000	\$1,425,000	3/3	11	Columbine Country Club
30	89 Fairway Ln	\$1,250,000	\$1,250,000	\$1,250,000	3/3	1	Columbine Country Club

Active Listings Under Contract Sold

\* Indicates price adjustment last month

As of April 30, 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](https://PerryPropertiesGroup.com)

OUR MARKET AT A GLANCE



AVERAGE DOM\*\*  
(Days on Market)  
25



MEDIAN SOLD PRICE  
\$1,935,000



MEDIAN COST / FOOT  
\$492



HOMES NOW FOR SALE  
8

\*\*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.







Working with neighbors,  
creating community.

6389 South Coventry Lane  
Littleton, CO 80123

**PerryPropertiesGroup.com**

Wade Perry: 720-320-2288

Lori Perry: 720-480-3898

Follow us!



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**PerryPropertiesGroup.com**

AROUNDTOWN

**PROUD SOULS BBQ**  
5599 South Rio Grande Street in  
Historic Downtown Littleton

**PROUD SOULS  
BARBECUE  
&  
PROVISIONS**

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

## Smoke, Fire, Meat & Great People!

We are all spending more time cooking at home. Whether you are a Q Pitmaster or want to learn how to BBQ at home so you do not have to pay a lot at a restaurant,

**Proud Souls BBQ** is your local hotspot for smokers, grills, charcoals, woods, seasonings, sauces, accessories and high quality meats for BBQ. The best part is their people. They have years of experience in Kansas City BBQ Society Competitions and catering. They LOVE helping everyone from the novice to the master. They often have taster samples smoking out front.

C'mon down for lip smackin' goodness today!

**\$50 GIFT CARD!**  
The first four people to email or text a selfie from **Proud Souls BBQ** to [Wade@PerryPropertiesGroup.com](mailto:Wade@PerryPropertiesGroup.com) or 720-320-2288 will receive a **\$50 Gift Card to Proud Souls BBQ!**

\* Exclusions and restrictions may apply.