

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

HOW'S *The* MARKET?



SCAN ME

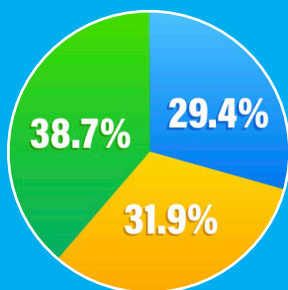


Working with neighbors,
creating community.



ON THE FORESEEABLE HORIZON THERE

There will **NOT** **WAVE** or Market **CRASH!**
be a Foreclosure



68.1% of Homeowners have paid off their mortgage or have at least 50% equity

Own the home free and clear Mortgaged homes with more than 50% equity Mortgaged homes with less than 50% equity

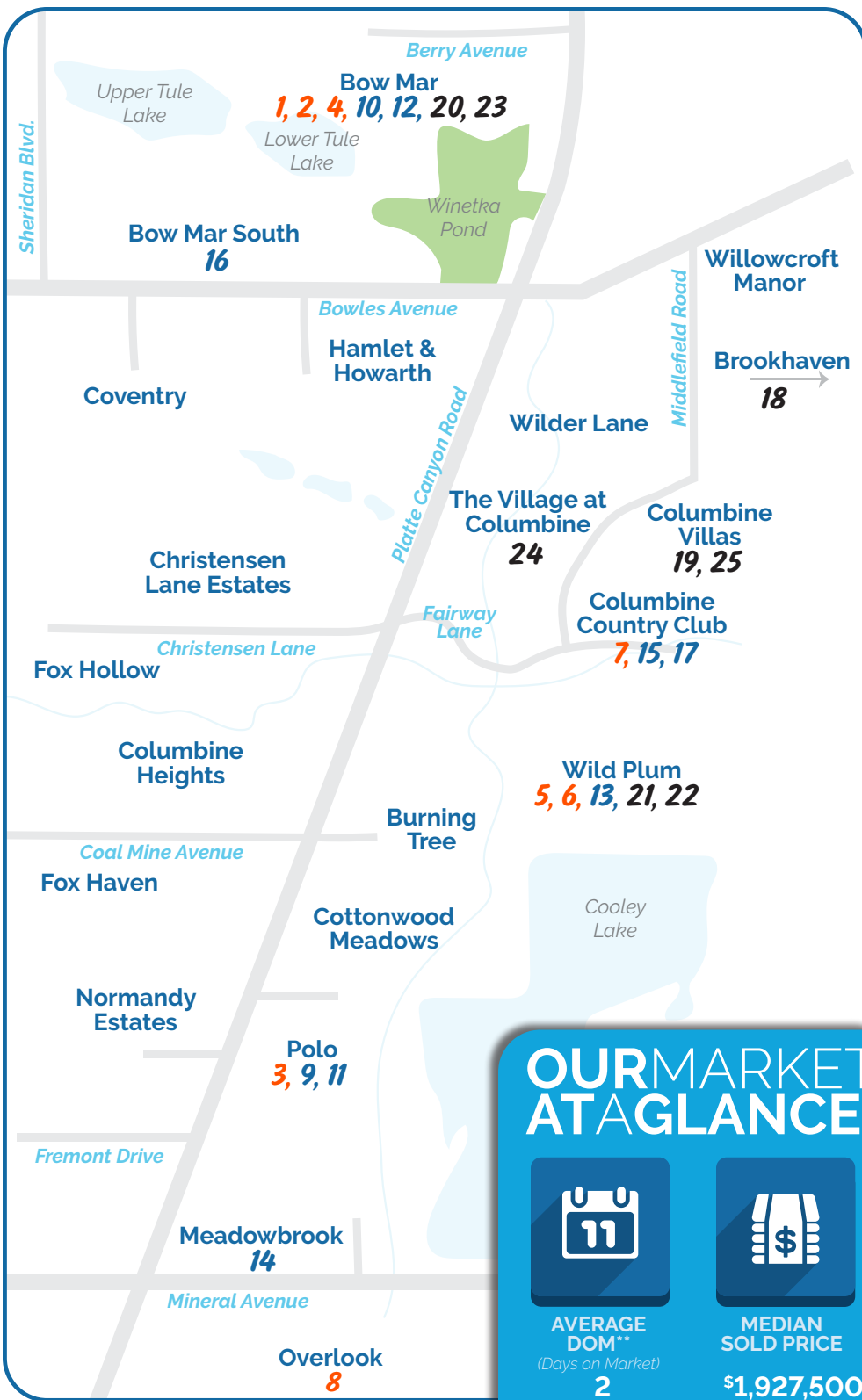
2MONTHSNAPSHOT

Map Location	Address	Original List Price	List Price	Sold Price	Beds/Baths	DOM	Neighborhood
ACTIVE LISTINGS							
1	4740 Bow Mar Dr	\$5,400,000	\$5,400,000		5/7	31	Bow Mar
2	5265 Skytrail Dr	\$4,950,000	\$4,950,000		5/7	3	Bow Mar
3	8 Hunter Run Lane	\$4,800,000	\$3,700,000*		3/6	176	Polo Reserve
4	5220 Longhorn	\$3,550,000	\$3,550,000		6/8	63	Bow Mar
5	7 Latigo Pl	\$2,255,270	\$2,427,406		5/6	221	Wild Plum
6	3 Latigo Pl	\$2,030,000	\$2,360,798		5/7	231	Wild Plum
7	89 Fairway Ln	\$1,250,000	\$1,250,000		3/3	1	Columbine Country Club
8	4401 W Jamison Pl	\$865,000	\$855,000*		4/4	52	Overlook
UNDER CONTRACT							
9	7230 Polo Ridge	\$3,200,000	\$3,200,000		5/6	26	Polo Reserve
10	5415 Sombrero	\$3,000,000	\$2,900,000		4/5	42	Bow Mar
11	7630 Polo Ridge Dr.	\$2,900,000	\$2,750,000*		6/7	98	Polo Reserve
12	5425 Sunset Dr	\$1,950,000	\$1,950,000		5/4	46	Bow Mar
13	4 Latigo Pl	\$1,734,900	\$1,734,900		3/4	18	Wild Plum
14	4358 W Hinsdale Ave	\$1,695,000	\$1,695,000		6/5	2	Meadowbrook
15	5 Fairway Ln	\$1,850,000	\$1,675,000		5/4	120	Columbine Country Club
16	5800 Morning Glory Ln	\$1,495,000	\$1,495,000		5/3	4	Bow Mar South
17	26 Fairway Ln	\$1,450,000	\$1,450,000		3/3	11	Columbine Country Club
SOLD							
18	35 Brookhaven Ln	\$2,400,000	\$2,400,000	\$2,400,000	5/7	0	Brookhaven
19	8 Robincrest	\$2,099,999	\$2,099,999	\$2,012,500	5/6	0	Columbine Heights
20	4520 Homestead St	\$1,990,000	\$1,990,000	\$1,970,000	4/3	7	Bow Mar
21	66 Wild Plum Ln	\$1,994,000	\$1,899,999	\$1,885,000	3/4	143	Wild Plum
22	26 Latigo Pl	\$2,299,900	\$2,199,900	\$2,174,900	4/5	49	Wild Plum
23	5501 Ridge Trl	\$1,900,000	\$1,900,000	\$1,865,000	4/3	2	Bow Mar
24	5 Columbine Ln	\$1,146,000	\$1,146,000	\$1,095,000	4/4	3	Village
25	3 Par Cir	\$900,000	\$900,000	\$900,000	4/2	0	Columbine Villas

Active Listings Under Contract Sold

* Indicates price adjustment last month

As of March 31, 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)
2



MEDIAN SOLD PRICE
\$1,927,500



MEDIAN COST / FOOT
\$513



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.





6389 South Coventry Lane
Littleton, CO 80123

PerryPropertiesGroup.com
Wade Perry: 720-320-2288
Lori Perry: 720-480-3898

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AROUND TOWN



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

Just in time for Cinco de Mayo!!!!

This is as good as it gets in SW Littleton.
Los Portales Mexican Restaurant was founded in April of 2006 by Jose and Claudia Ursua. They met over 24 years ago working at a Mexican restaurant, fell in love, and soon married. They shared a dream of owning their own business. After many years of hard work, dedication, and help from Claudia's siblings, that dream was realized. By combining their love of Mexican food and culture, Los Portales Mexican Restaurant was born. Their new location is next to Lamar's Donuts at **5350 S. Santa Fe Dr.** They are open 7 days a week and many recipes from **their madres, tias y abuelas.**

\$50 GIFT CARD!
The first 4 people to email or text a selfie from **Los Portales Mexican Restaurant** to Wade@PerryPropertiesGroup.com or 720-320-2288 will receive a **\$50 Gift Card to Los Portales Mexican Restaurant**

* Exclusions and restrictions may apply.