

# the Columbine Valley MARKET MINUTE

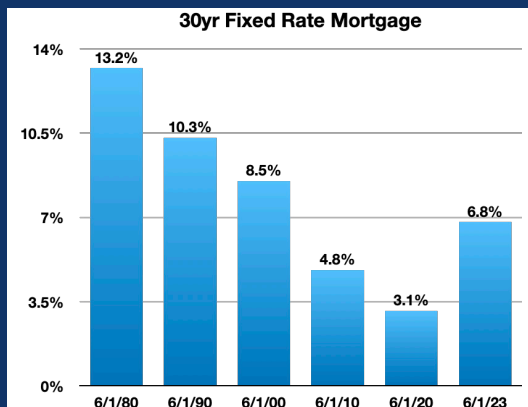


## Did You Know?



### Rates are still **LOW!**

Yes, they're higher than a year ago, **HOWEVER**, compared to **OVER 18%** back in 1981, today's mortgage rates are a bargain. **AND**, they will be even lower in the coming years! If you or someone you know has been thinking about a **DIFFERENT** home or even their **FIRST** home, **now is a great time to BUY.** We are always here to help!



## 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.



# 2MONTHSNAPSHOT

Map Location	Address	Original List Price	List Price	Sold Price	Beds/Baths	DOM	Neighborhood
ACTIVE LISTINGS							
1	4600 Bow Mar Dr	\$6,000,000	\$6,000,000		5/6	5	Bow Mar
2	4740 Bow Mar Dr	\$5,400,000	\$5,400,000		5/7	92	Bow Mar
3	6930 S Polo Ridge Dr	\$5,499,000	\$4,900,000		7/9	49	Polo Reserve
4	5401 Beach Rd	\$3,200,000	\$2,845,000*		7/6	5	Bow Mar
5	36 Wedge Way	\$2,475,000	\$2,475,000		5/4	54	Columbine Country Club
6	32 Wedge Way	\$2,195,000	\$2,195,000		3/3	33	Columbine Country Club
7	6732 S. Wolff Ct.	\$1,700,000	\$1,700,000		5/7	1	Fox Haven
8	5601 Morning Glory Ln	\$1,800,000	\$1,675,000*		5/4	29	Bow Mar South
9	7 Cypress Point way	\$1,550,000	\$1,495,000*		4/5	42	Burning Tree
10	26 Fairway Ln	\$1,525,000	\$1,525,000		3/4	27	Columbine Country Club
UNDER CONTRACT							
11	4901 Homestead St	\$2,900,000	\$2,900,000		4/4	5	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	4950 Lakeshore Dr	\$1,899,000	\$1,899,000		5/3	12	Bow Mar
16	4 Latigo Pl	\$1,734,900	\$1,734,900		3/4	18	Wild Plum
17	33 Fairway Ln	\$1,600,000	\$1,600,000		4/3	2	Columbine Country Club
18	7030 S Windsor St	\$995,000	\$995,000		3/3	5	Normandy Estates
19	4401 W Jamison Pl	\$865,000	\$855,000		4/4	86	Overlook
SOLD							
20	5265 Skytrail Dr	\$4,950,000	\$4,950,000	\$4,700,000	5/7	15	Bow Mar
21	5 Brassie Way	\$3,850,000	\$3,850,000	\$3,850,000	4/7	175	Columbine Country Club
22	4975 Lakeshore Dr	\$3,750,000	\$3,750,000	\$3,750,000	5/5	2	Bow Mar
23	8 Hunter Run Ln	\$4,800,000	\$3,700,000	\$3,437,500	3/6	182	Polo Reserve
24	5220 Longhorn	\$3,550,000	\$3,550,000	\$3,330,000	6/8	91	Bow Mar
25	7230 Polo Ridge	\$3,200,000	\$3,200,000	\$3,100,000	5/6	26	Polo Reserve
26	5415 Sombrero	\$3,000,000	\$2,900,000	\$2,890,000	4/5	42	Bow Mar
27	7630 Polo Ridge Dr.	\$2,900,000	\$2,750,000	\$2,800,000	6/7	48	Polo Reserve
28	66 Fairway Ln	\$2,500,000	\$2,500,000	\$2,380,000	5/4	22	Columbine Country Club
29	5425 Sunset Dr	\$1,950,000	\$1,950,000	\$1,900,000	5/4	46	Bow Mar
30	7 Doral Ln	\$1,795,000	\$1,795,000	\$1,800,000	5/4	4	Burning Tree
31	4358 W Hinsdale Ave	\$1,695,000	\$1,695,000	\$1,695,000	6/5	2	Meadowbrook
32	5 Fairway Ln	\$1,850,000	\$1,675,000	\$1,550,000	5/4	120	Columbine Country Club
33	5800 Morning Glory Ln	\$1,495,000	\$1,495,000	\$1,495,000	5/3	4	Bow Mar South
34	4470 W Geddes Ave	\$1,495,000	\$1,495,000	\$1,450,000	4/4	4	Meadowbrook
35	26 Fairway Ln	\$1,450,000	\$1,450,000	\$1,425,000	3/3	11	Columbine Country Club
36	89 Fairway Ln	\$1,250,000	\$1,250,000	\$1,250,000	3/3	1	Columbine Country Club
37	5960 S Wolff Ct	\$799,000	\$799,000	\$780,800	4/3	2	Coventry

Active Listings
Under Contract
Sold

\* Indicates price adjustment last month

As of May 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](https://PerryPropertiesGroup.com)

## OUR MARKET AT A GLANCE

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

**44**

**MEDIAN SOLD PRICE**

**\$2,140,000**

**MEDIAN COST / FOOT**

**\$499**

**HOMES NOW FOR SALE**

**10**

\*\*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

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### SELLING?

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AROUNDTOWN



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## GET UP! STAND UP!

Whether you are new to Stand Up Paddleboarding or a seasoned SUPer, **Altitude Paddleboards** is your one stop shop for education, rentals, accessories and of course, the latest great boards on the water.

They are proud to carry a wide range of inflatables (soft) and epoxy (hard) boards for all levels from beginner to expert including river surfing! What I love most is how Will took the time to educate Lori so she could make the best purchase for her to enjoy this awesome sport.

Oh, and it can be an incredible workout in some of the most beautiful locations!!

**Altitude Paddleboards**  
2884 South Elati St. Unit B  
Englewood, CO 80110

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

\* Exclusions and restrictions may apply.