

the Columbine Valley MARKET MINUTE



RECENT REAL ESTATE ACTIVITY IN OUR CORNER OF THE WORLD...

Did the Market Shift?

Scan for the Market Update



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	35	Bow Mar
2	4740 Bow Mar Dr	\$5,400,000	\$5,299,000*		5/7	122	Bow Mar
3	6930 S Polo Ridge Dr	\$5,499,000	\$4,900,000		7/9	79	Polo Reserve
4	36 Wedge Way	\$2,475,000	\$2,475,000		5/4	84	Columbine Country Club
5	32 Wedge Way	\$2,195,000	\$2,195,000		3/3	63	Columbine Country Club
6	6 MacLean Dr	\$2,249,000	\$2,174,900*		5/6	15	Columbine Heights
7	4815 Bow Mar Dr	\$1,950,000	\$1,950,000		4/4	15	Bow Mar
8	4950 Lakeshore Dr	\$1,899,000	\$1,899,000		5/3	18	Bow Mar
9	4440 Sombrero Cir	\$1,800,000	\$1,800,000		4/3	2	Bow Mar
10	6732 S. Wolff Ct.	\$1,700,000	\$1,650,000*		5/7	31	Fox Haven
11	4 Willowcroft Pl	\$1,500,000	\$1,500,000		2/3	30	Willowcroft Manor
12	1 Larkdale Dr	\$1,499,000	\$1,499,000		6/4	3	Columbine Heights
13	7 Cypress Point way	\$1,550,000	\$1,495,000		4/5	72	Burning Tree
14	26 Fairway Ln	\$1,525,000	\$1,525,000		3/4	57	Columbine Country Club
15	15 Eagle Dr	\$775,000	\$775,000		2/2	22	Columbine Villas
UNDER CONTRACT							
16	4901 Homestead St	\$2,900,000	\$2,900,000		4/4	5	Bow Mar
17	5401 Beach Rd	\$3,200,000	\$2,845,000		7/6	14	Bow Mar
18	7 Latigo Pl	\$2,255,270	\$2,427,406		5/6	243	Wild Plum
19	3 Latigo Pl	\$2,030,000	\$2,360,798		5/7	253	Wild Plum
20	90 Fairway Ln	\$2,250,000	\$2,250,000		5/5	3	Columbine Country Club
21	6148 S Coventry Ln	\$1,740,000	\$1,740,000		4/5	5	Coventry
22	4 Latigo Pl	\$1,734,900	\$1,734,900		3/4	18	Wild Plum
23	5601 Morning Glory Ln	\$1,800,000	\$1,675,000		5/4	44	Bow Mar South
24	4951 W Ottawa Ave	\$1,550,000	\$1,550,000		5/4	6	Normandy Estates
SOLD							
25	5 Brassie Way	\$3,850,000	\$3,850,000	\$3,850,000	4/7	175	Columbine Country Club
26	4975 Lakeshore Dr	\$3,750,000	\$3,750,000	\$3,750,000	5/5	2	Bow Mar
27	8 Hunter Run Ln	\$4,800,000	\$3,700,000	\$3,437,500	3/6	182	Polo Reserve
28	5220 Longhorn	\$3,550,000	\$3,550,000	\$3,330,000	6/8	91	Bow Mar
29	5415 Sombrero	\$3,000,000	\$2,900,000	\$2,890,000	4/5	42	Bow Mar
30	66 Fairway Ln	\$2,500,000	\$2,500,000	\$2,380,000	5/4	22	Columbine Country Club
31	5020 Aspen Dr	\$1,975,000	\$1,975,000	\$1,905,000	3/3	2	Bow Mar
32	7 Doral Ln	\$1,795,000	\$1,795,000	\$1,800,000	5/4	4	Burning Tree
33	33 Fairway Ln	\$1,600,000	\$1,600,000	\$1,698,030	4/3	2	Columbine Country Club
34	5800 Morning Glory Ln	\$1,495,000	\$1,495,000	\$1,495,000	5/3	4	Bow Mar South
35	4470 W Geddes Ave	\$1,495,000	\$1,495,000	\$1,450,000	4/4	4	Meadowbrook
36	7030 S Windsor St	\$995,000	\$995,000	\$1,098,360	3/3	5	Normandy Estates
37	26 Fairway Ln	\$1,450,000	\$1,450,000	\$1,425,000	3/3	11	Columbine Country Club
38	4401 W Jamison Pl	\$865,000	\$855,000	\$845,000	4/4	86	Overlook
39	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 June 30, 2023. Source: REColorado.com (MLS)
 Not all listings and/or sales were represented by Perry Properties Group.



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.

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AROUNDTOWN



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Want the Inside Scoop????

Did you know we have one of the **Top Ice Cream Shops in Denver right here in Downtown Littleton?** If you know about **Inside Scoop**, then you know. And, if you don't know, get down to **Inside Scoop** for one of their 24 flavors made onsite... yes, onsite. Of course, they have the basics like Chocolate, Vanilla and Strawberry. But, you can get those anywhere. How about **Minnesota Salted Toffee? Honey Lavender? Peanut Butter Pretzel? Almond Joy?**

One of the best parts is that as incredible as the ice cream is, their young staff is courteous, polite, and engaging beyond their years. I confess that I love ice cream...and not just a little bit...and **Inside Scoop is our "Go To"**. We are pretty sure it will become yours too!

INSIDE SCOOP

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* Exclusions and restrictions may apply.