

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



From House to Home

The Perry Properties Group was a pleasure to work with. They were great advisors for us during the purchase of our first home. We always felt like the team had our best interest at the forefront and never felt pressured or uncomfortable during the house hunting journey. The team knows the process as well as the area inside and out and we recommend them to everyone.

— Megan & Brett



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	\$5,875,000*		5/6	66	Bow Mar
2	4740 Bow Mar Dr	\$5,400,000	\$4,999,999*		5/7	153	Bow Mar
3	6930 S Polo Ridge Dr	\$5,499,000	\$4,650,000*		7/9	95	Polo Reserve
4	5140 Juniper St	\$3,300,000	\$3,300,000		5/6	4	Bow Mar
5	4633 Frontier St	\$2,900,000	\$2,900,000		4/4	12	Bow Mar
6	6 MacLean Dr	\$2,249,000	\$2,125,000*		5/6	46	Columbine Heights
7	32 Wedge Way	\$2,195,000	\$1,995,000*		3/3	94	Columbine Country Club
8	4815 Bow Mar Dr	\$1,950,000	\$1,950,000		4/4	46	Bow Mar
9	68 Brookhaven Dr	\$2,000,000	\$1,950,000*		5/5	11	Brookhaven
10	4950 Lakeshore Dr	\$1,899,000	\$1,899,000		5/3	49	Bow Mar
11	1 Arabian Pl	\$1,795,000	\$1,795,000		5/5	24	Polo Reserve
12	4440 Sombrero Cir	\$1,800,000	\$1,800,000		4/3	32	Bow Mar
13	6249 S Coventry Ln	\$1,675,000	\$1,675,000		4/3	10	Coventry
14	6732 S. Wolff Ct.	\$1,700,000	\$1,599,000*		5/7	62	Fox Haven
15	8 MacLean Dr	\$1,625,000	\$1,570,000*		4/5	18	Columbine Heights
16	7 Cypress Point way	\$1,550,000	\$1,495,000		4/5	103	Burning Tree
17	26 Fairway Ln	\$1,525,000	\$1,495,000		3/4	98	Columbine Country Club
18	4 Willowcroft Pl	\$1,500,000	\$1,420,000*		2/3	61	Willowcroft Manor
19	24 Spyglass Dr	\$1,450,000	\$1,450,000		4/4	12	Burning Tree
20	7460 S Wolff St	\$1,300,000	\$1,300,000		4/4	4	Meadowbrook
21	5121 W Plymouth Dr	\$1,500,000	\$1,390,000*		6/3	4	Normandy Estates
22	7440 S Wolff St	\$1,275,000	\$1,275,000		5/6	3	Meadowbrook
23	15 Eagle Dr	\$775,000	\$755,000*		2/2	53	Columbine Villas
UNDER CONTRACT							
24	5401 Beach Rd	\$3,200,000	\$2,845,000		7/6	14	Bow Mar
25	7 Latigo Pl	\$2,255,270	\$2,427,406		5/6	243	Wild Plum
26	3 Latigo Pl	\$2,030,000	\$2,360,798		5/7	253	Wild Plum
27	4 Latigo Pl	\$1,734,900	\$1,734,900		3/4	18	Wild Plum
28	5200 W Rowland Ave	\$1,175,000	\$1,175,000		5/3	1	Normandy Estates
29	4951 W Ottawa Ave	\$1,550,000	\$1,550,000		5/4	6	Normandy Estates
SOLD							
30	8 Hunter Run Ln	\$4,800,000	\$3,700,000	\$3,437,500	3/6	182	Polo Reserve
31	4901 Homestead St	\$2,900,000	\$2,900,000	\$2,850,000	4/4	5	Bow Mar
32	90 Fairway Ln	\$2,250,000	\$2,250,000	\$2,200,000	5/5	3	Columbine Country Club
33	5020 Aspen Dr	\$1,975,000	\$1,975,000	\$1,905,000	3/3	2	Bow Mar
34	6148 S Coventry Ln	\$1,740,000	\$1,740,000	\$1,740,000	4/5	5	Coventry
35	33 Fairway Ln	\$1,600,000	\$1,600,000	\$1,698,030	4/3	2	Columbine Country Club
36	5601 Morning Glory Ln	\$1,800,000	\$1,675,000	\$1,471,729	5/4	44	Bow Mar South
37	4463 Christensen Cir	\$1,350,000	\$1,350,000	\$1,350,000	4/4	0	Christensen Ln. Estates
38	7030 S Windsor St	\$995,000	\$995,000	\$1,098,360	3/3	5	Normandy Estates
39	4401 W Jamison Pl	\$865,000	\$855,000	\$845,000	4/4	86	Overlook
40	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 July 31, 2023. Source: REColorado.com (MLS)
Not all listings and/or sales were represented by Perry Properties Group.



OUR MARKET AT A GLANCE

AVERAGE DOM** (Days on Market)	MEDIAN SOLD PRICE
31	\$1,698,030
MEDIAN COST / FOOT	HOMES NOW FOR SALE
\$458	23
**Homes under construction in Wild Plum are not included in the DOM data.	



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



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!



@PerryPropertiesGroup



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

AROUNDTOWN



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

Your tastebuds will love you for this.

Born2Bake is NOT a donut shop! Born2Bake
is the dream of classically trained pastry chef,
Nicha Gattas.

Her special occasion cakes are "eye-popping"
and because she does not use a lot of sugar,
all of her treats are "jaw dropping". And, since
you do not have a wedding, graduation, or
milestone birthday every week, she has an
array of heavenly decadent fare made on
site everyday. **HINT:** her Tiramisu rivals the
best I ate in Italy. And my other faves are
the Chocolate Pudding Cake, Biscoff Cake
and Strawberry Creme Cake. **Don't you
deserve a treat today...ON US???**

Born2Bake

2540 Main St.

Littleton, CO 80120

(303) 794-6375

\$25 GIFT CARD!
The first eight people to email or text a
selfie from **Born2Bake** to
Wade@PerryPropertiesGroup.com or
720-320-2288 will receive
a **\$25 Gift Card** to
Born2Bake.

* Exclusions and restrictions may apply.