

the Columbine Valley MARKET MINUTE



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

3 Reasons Rates will Come Down!

Scan for the Market Update



SCAN ME



Working with neighbors,
creating community.



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

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	\$4,750,000		5/7	184	Bow Mar
2	6930 S Polo Ridge Dr	\$5,499,000	\$4,400,000		7/9	136	Polo Reserve
3	18 Club Lane	\$3,799,000	\$3,799,000		5/6	17	Columbine Country Club
4	5140 Juniper St	\$3,300,000	\$3,150,000*		5/6	65	Bow Mar
5	13 Club Ln	\$1,950,000	\$1,950,000		6/4	15	Columbine Country Club
6	4950 Lakeshore Dr	\$1,899,000	\$1,799,000		5/3	81	Bow Mar
7	68 Brookhaven Dr	\$2,000,000	\$1,749,000*		5/5	72	Brookhaven
8	1 Arabian Pl	\$1,795,000	\$1,695,000*		5/5	85	Polo Reserve
9	6249 S Coventry Ln	\$1,675,000	\$1,500,000*		4/3	60	Coventry
10	4440 Sombrero Cir	\$1,800,000	\$1,749,000		4/3	63	Bow Mar
11	8 MacLean Dr	\$1,625,000	\$1,450,000*		4/5	79	Columbine Heights
12	26 Fairway Ln	\$1,525,000	\$1,420,000*		3/4	149	Columbine Country Club
13	4 Willowcroft Pl	\$1,500,000	\$1,275,000*		2/3	122	Willowcroft Manor
14	5050 W Rowland Ave	\$1,300,000	\$1,249,000*		4/5	58	Normandy Estates
15	56 Spyglass Dr	\$1,299,000	\$1,165,000*		3/4	22	Burning Tree
16	7460 S Wolff St	\$1,300,000	\$1,199,000		4/4	51	Meadowbrook
17	15 Eagle Dr	\$775,000	\$649,000*		2/2	114	Columbine Villas
UNDER CONTRACT							
18	4600 Bow Mar Dr	\$6,000,000	\$5,875,000		5/6	81	Bow Mar
19	4681 Hanoverian Way	\$3,999,999	\$3,999,999		6/8	37	Polo Reserve
20	3 Latigo Pl	\$2,030,000	\$2,360,798		5/7	253	Wild Plum
21	6 MacLean Dr	\$2,249,000	\$2,050,000		5/6	79	Columbine Heights
22	4815 Bow Mar Dr	\$1,950,000	\$1,950,000		4/4	74	Bow Mar
23	4 Latigo Pl	\$1,734,900	\$1,734,900		3/4	18	Wild Plum
24	7542 S. Overlook Way	\$1,500,000	\$1,500,000		4/4	13	Overlook
25	1 Columbine Ln	\$1,300,000	\$1,300,000		5/3	20	The Village
26	1 Robincrest Ln	\$965,000	\$965,000		4/3	19	Columbine Heights
SOLD							
27	5401 Beach Rd	\$3,200,000	\$2,845,000	\$2,644,400	7/6	14	Bow Mar
28	7 Latigo Pl	\$2,255,270	\$2,427,406	\$2,535,906	5/6	243	Wild Plum
29	4633 Frontier St	\$2,900,000	\$2,750,000	\$2,500,000	4/4	16	Bow Mar
30	5150 Bow Mar Dr	\$2,100,000	\$2,100,000	\$2,100,000	5/3	7	Bow Mar
31	8 Wedge Way	\$2,100,000	\$2,100,000	\$1,900,000	4/4	5	Columbine Country Club
32	4951 W Ottawa Ave	\$1,550,000	\$1,550,000	\$1,585,000	5/4	11	Normandy Estates
33	6732 S. Wolff Ct.	\$1,700,000	\$1,599,000	\$1,500,000	5/7	84	Fox Haven
34	1 Larkdale Dr	\$1,499,000	\$1,399,000	\$1,369,000	6/4	64	Columbine Heights
35	7440 S Wolff St	\$1,275,000	\$1,275,000	\$1,250,000	5/6	9	Meadowbrook
36	5200 W Rowland Ave	\$1,175,000	\$1,175,000	\$1,175,000	5/3	5	Normandy Estates
37	24 Spyglass Dr	\$1,450,000	\$1,290,000	\$1,155,000	4/4	41	Burning Tree
38	5121 W Plymouth Dr	\$1,500,000	\$1,090,000	\$1,045,000	6/3	18	Normandy Estates
39	31 Eagle	\$950,000	\$899,000	\$851,075	4/4	15	Columbine Villas

Active Listings Under Contract Sold

* Indicates price adjustment last month

As of September 30, 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
24	\$1,500,000
MEDIAN COST / FOOT	HOMES NOW FOR SALE
\$403	17
**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

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SELLING?

Our **FREE** Market Analysis tool
uses the latest market statistics
to price your home correctly!



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AROUNDTOWN



General Store 45

2479 W Main St A, Littleton, Colorado 80120
(720) 603-6853



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

* Exclusions and restrictions may apply.

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in Historic Downtown Littleton is home
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toys, home decor and more.

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instantly gets a lift. You'll always find
toe-tappin' tunes, cool collectibles,
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