

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



Welcome to Colorado!

First of all I would like to thank you Lori and Bianca, they are outstanding agents and great team. I bought 3 houses in the past and recently we moved to CO. Our friends recommended Wade, Lori, and Bianca and by far they are the best agents we have known. Lori and Bianca would always gave us advice on the conditions of the house, point out to the things that we wouldn't recognize, and most importantly they made sure we didn't pay over price. Bianca is lovely, she always find time for us to show the houses. We requested a tight deadline on closing and their team are phenomenal, work fast, and always on top of things. They always kept us notified the progress and certain deadlines. Lori and Bianca also helped us negotiate after inspection. I am confident that I would highly recommend Perry Properties Group to anyone.!

— Nat & Paul C.



Working with neighbors,
creating community.



Use Home Equity to Reach Goals

Put your home equity to work for you



1
Buy Your Next
Home or a
2nd Home

2
Reinvest in
Your Current
Home

3
Pursue
Personal
Ambitions

4
Options to
Avoid
Foreclosure

If you want to know how much equity you have in your home, **let's connect!**

Then let's talk through how you can use it to help you reach your goals.

This is a **FREE** service!

Call us today
720-480-3898

2MONTHSNAPSHOT

Map Location	Address	Original List Price	List Price	Sold Price	Beds/ Baths	DOM	Neighborhood
ACTIVE LISTINGS							
1	24 Brookhaven Ln	\$2,895,000	\$2,895,000		5/7	46	Brookhaven
2	1 Arabian Pl	\$1,795,000	\$1,695,000		5/5	177	Polo Reserve
3	4493 Christensen Cir	\$1,595,000	\$1,595,000		5/5	59	Christensen Ln. Estates
4	4 Willowcroft Pl	\$1,500,000	\$1,249,000*		2/3	211	Willowcroft Manor
5	4508 W Lake Circle S	\$1,200,000	\$1,125,000		4/3	59	Hamlet
UNDER CONTRACT							
6	6930 S Polo Ridge Dr	\$5,499,000	\$4,400,000		7/9	210	Polo Reserve
7	18 Fairway Ln	\$2,450,000	\$2,350,000		4/4	62	Columbine Country Club
8	4 Latigo Pl	\$1,734,900	\$1,734,900		3/4	18	Wild Plum
9	6377 S Wolff Ct	\$1,050,000	\$1,050,000		4/4	4	Coventry
10	5050 W Rowland Ave	\$1,300,000	\$1,249,000		4/5	108	Normandy Estates
SOLD							
11	4681 Hanoverian Way	\$3,999,999	\$3,999,999	\$3,900,000	6/8	37	Polo Reserve
12	3 Latigo Pl	\$2,030,000	\$2,360,798	\$2,300,000	5/7	253	Wild Plum
13	5800 Morning Glory	\$2,195,000	\$2,195,000	\$2,205,000	5/4	1	Bow Mar South
14	6 MacLean Dr	\$2,249,000	\$2,050,000	\$1,900,000	5/6	79	Columbine Heights
15	4815 Bow Mar Dr	\$1,950,000	\$1,950,000	\$1,800,000	4/4	74	Bow Mar
16	4950 Lakeshore Dr	\$1,899,000	\$1,799,000	\$1,750,000	5/3	83	Bow Mar
17	4694 Tule Lake Dr	\$1,850,000	\$1,850,000	\$1,550,000	5/5	15	Bow Mar South
18	7542 S. Overlook Way	\$1,500,000	\$1,500,000	\$1,500,000	4/4	13	Overlook
19	6249 S Coventry Ln	\$1,675,000	\$1,500,000	\$1,365,000	4/3	80	Coventry
20	1 Columbine Ln	\$1,300,000	\$1,300,000	\$1,200,000	5/3	20	The Village
21	7000 S Sheridan Blvd	\$1,000,000	\$1,000,000	\$1,170,000	5/4	2	Normandy Estates
22	7460 S Wolff St	\$1,300,000	\$1,199,000	\$1,150,000	4/4	59	Meadowbrook
23	5871 S Laurel Pl	\$1,099,000	\$1,099,000	\$975,000	4/3	26	Bow Mar South
24	1 Robincrest Ln	\$965,000	\$965,000	\$870,000	4/3	19	Columbine Heights

Active Listings Under Contract Sold

* Indicates price adjustment last month

As of December 31, 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.



OUR MARKET AT A GLANCE



AVERAGE
DOM**
(Days on Market)
37



MEDIAN
SOLD PRICE
\$1,525,000



MEDIAN
COST / FOOT
\$458



HOMES NOW
FOR SALE
5

**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



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!



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SELLING?

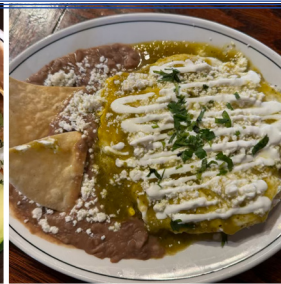
Our **FREE** Market Analysis tool
uses the latest market statistics
to price your home correctly!



BUYING?

Search for homes using our
FREE interactive map at
PerryPropertiesGroup.com

AROUND TOWN



2389 Main St., Littleton, CO 80123
303-353-8290 • CencalliTaqueria.com



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

At **Cencalli Taqueria**, we embody
the spirit of family. Our passion for
preserving generational recipes has
inspired us to open our doors and invite
you to be a part of our extended family.

As you indulge in our mouthwatering
tacos, you'll not only taste the flavors
passed down through the years but
also experience the warmth and
togetherness that defines Cencalli.

Join us and become a cherished
member of our family while enjoying
the true essence of our culinary
traditions one taco at a time.

**P.S. Wade's favorite
hands down are
the QuesaBirria
Tacos!!!!**

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a **\$25 Gift Card to
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* Exclusions and restrictions may apply.