

Sold Statistics for August 2009 for the Roxborough and greater 80125 Zip code

- 19 Number of Sales
- 1 Number of REO's (Banked Owned)
- 1 Number of Short Sales
- 11% Percent of properties which were distressed
- 140 Average Days on Market for sold properties
- 92.0% Net sales price from original asking price
- 79% Of sales occurred under \$450,000
- \$698,000 Highest Priced Sale
- \$154,900 Lowest Priced Sale



Please let me know if you have any questions or comments

Sincerely,

Chad Bergman, e-Pro

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Each office is independently owned and operated.

Sold Price Analysis

Prepared specially for Roxborough Village and Park

Thursday, September 10, 2009

Address	Sold Dt	Concession	Sold Price	Orig.Price	Net Price	Diff%	DOM	SqFt	\$/SqFt
7623 Elmwood St	08/25/09	\$4,647	\$154,900	\$159,900	\$150,253	94.0%	77	1324	\$113
8142 Locust Dr	08/31/09	\$5,206	\$205,000	\$229,000	\$199,794	87.2%	269	1190	\$168
9648 Marmot Ridge Cir	08/07/09	\$6,000	\$206,000	\$214,900	\$200,000	93.1%	62	1664	\$120
7686 Jared Way	08/20/09	\$6,700	\$215,000	\$235,000	\$208,300	88.6%	36	1305	\$160
7851 Mule Deer Pl	08/17/09	\$5,546	\$219,900	\$219,900	\$214,354	97.5%	51	1304	\$164
7598 Halleys Dr	08/31/09	\$6,400	\$220,000	\$236,000	\$213,600	90.5%	95	2275	\$94
7151 Pine Hills Way	08/11/09	\$2,351	\$225,000	\$230,000	\$222,649	96.8%	75	1491	\$149
10191 Westside Ct	08/19/09	\$0	\$237,000	\$242,000	\$237,000	97.9%	59	1634	\$145
7168 Eagle Rock Dr	08/07/09	\$6,500	\$241,500	\$239,900	\$235,000	98.0%	102	1925	\$122
10024 Westside Cir	08/14/09	\$0	\$251,500	\$259,950	\$251,500	96.7%	19	2029	\$124
7983 Cougar Ln	08/20/09	\$6,000	\$283,900	\$289,900	\$277,900	95.9%	46	2252	\$123
7494 Bison Pl	08/18/09	\$10,000	\$320,000	\$319,900	\$310,000	96.9%	346	2343	\$132
7872 Rampart Way	08/17/09	\$14,000	\$366,000	\$368,000	\$352,000	95.7%	7	2979	\$118
10921 Snow Cloud Trl	08/26/09	\$0	\$390,000	\$414,000	\$390,000	94.2%	94	1672	\$233
10827 Snow Cloud Trl	08/28/09	\$0	\$395,000	\$419,000	\$395,000	94.3%	44	1838	\$215
10957 N Rampart Ln	08/21/09	\$590	\$475,000	\$520,000	\$474,410	91.2%	40	1740	\$273
7281 Firethorn	08/14/09	\$15,000	\$500,000	\$585,000	\$485,000	82.9%	409	2064	\$235
10937 Prairie Run	08/04/09	\$10,814	\$540,675	\$559,000	\$529,861	94.8%	73	3764	\$141
11176 W Lost Arrow	08/18/09	\$0	\$698,000	\$829,900	\$698,000	84.1%	756	2377	\$294

<< Ave Net Price: \$318,138 - OI: \$345,855 - Concession: \$5,250 - Diff%: 92.0 - SqFt: 1956 - \$/SqFt: \$163 - DOM: 140 >>

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Information deemed reliable but not guaranteed



Photo CMA

Prepared specially for Roxborough Village and Park

Thursday, September 10, 2009

Recently Sold



Recently Sold	List Sold	Beds Baths	SqFt \$/SqFt	DOM Built	List Sold
7623 Elmwood St	\$154,900	3	1324	77	04/21/09
Littleton	\$154,900	2	\$113	1987	08/25/09
80125 432 L					

Cute First Home. Tile Floors, Sky Lights, Open Floor Plan. Bring Your Offers Buyer To Pay Dewint



Recently Sold	List Sold	Beds Baths	SqFt \$/SqFt	DOM Built	List Sold
8142 Locust Dr	\$219,000	2	1190	269	05/11/09
Littleton	\$205,000	2	\$168	1998	08/31/09
80125 432 F					

Location! Location! Location! Roxborough Gem Backs To Open Space* Ranch W/Fnshd Walkout Basement*2bedroom/2bath* Central Air* Fireplace* Great Family Neighborhood* Orig. Owner* Douglas County Schools* Come Take A Look!



Recently Sold	List Sold	Beds Baths	SqFt \$/SqFt	DOM Built	List Sold
9648 Marmot Ridge Cir	\$209,900	3	1664	62	05/15/09
Littleton	\$206,000	3	\$120	2002	08/07/09
80125 432 Q					

Excellent Condition With Warm and Tasteful Colors and Decor. Main Level Features Liv Rm W/Pergo Type Flrs, Gas Log Frpl, Kit With Stove,Dishwasher and Lrg Eating Space. 3 Beds Up Incl Master Bed W/Full Mstr Bath. Mtn Vus Front and Back. Sp Sys In Front Only.

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	List Sold	Beds Baths	SqFt \$/SqFt	DOM Built	List Sold
Recently Sold					
7686 Jared Way	\$225,000	3	1305	36	06/16/09
Littleton	\$215,000	3	\$160	1990	08/20/09
80125 432 K					

On Nature`s Doorstep! Cls To Hogback and Views! Upgrades*Spacious and Open=Over 2300 Fin. Sq. Ft.*Huge Mstr. Suite W/His and Her Closets and Opens To Pavestone Patio! Two Lrg Living Areas and Two Gas Log Fpls and Beautiful Hardwoods* Bsmt.Used For Rec./Study/Office*Bed and Ba Now*



	List Sold	Beds Baths	SqFt \$/SqFt	DOM Built	List Sold
Recently Sold					
7851 Mule Deer Pl	\$219,900	3	1304	51	05/12/09
Littleton	\$219,900	3	\$164	2001	08/17/09
80125 432 L					

Must See This Adorable 3bd/3ba Home. Many Upgrades and Updates.Ceiling Fans, Maple Cabs, All Closets Ca Closets, Laundry Room Upstairs, Tiled Bath, Work Area In Garage W/ Cabs, Huge 12x20 Deck,Park Across Street ,All Appliances Included.



	List Sold	Beds Baths	SqFt \$/SqFt	DOM Built	List Sold
Recently Sold					
7598 Halleys Dr	\$220,000	5	2275	95	05/02/09
Littleton	\$220,000	4	\$94	1991	08/31/09
80125 432 K					

Best Value In Roxborough. Great Location With In Community, Close To C470 and Ammenities. Property Is In Foreclosure.

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	List Sold	Beds Baths	SqFt \$/SqFt	DOM Built	List Sold
Recently Sold					
7151 Pine Hills Way	\$219,000	4	1491	75	10/30/08
Littleton	\$225,000	3	\$149	1998	08/11/09
80125 432 P					
Nice 2 Story*Finished Bsmt*Mountain Views* Main Floor Master Bedroom*4 Bedrooms*3 Bath Rooms*Basement Nicely Finished With Family- Room Bedroom*Room For Bathroom*Large Deck Hot-Tub Stays*Very Good Condition Through Out*Former Model Home*					



	List Sold	Beds Baths	SqFt \$/SqFt	DOM Built	List Sold
Recently Sold					
10191 Westside Ct	\$239,000	4	1634	59	06/04/09
Littleton	\$237,000	2	\$145	1986	08/19/09
80125 432 F					
This House Has It All-A Spacious Lot At The End Of A Cul-De-Sac Remodeled Kitchen W/Granite Tile and Slate Floors Updated Baths As Well As Stainless Steel Appliances *New Copper Plumbing and A Finished Basement*Top It Off Com and See!!!					



	List Sold	Beds Baths	SqFt \$/SqFt	DOM Built	List Sold
Recently Sold					
7168 Eagle Rock Dr	\$239,900	3	1925	102	06/27/09
Littleton	\$241,500	3	\$122	1998	08/07/09
80125 432 Q					
Stunning Updated Home In Beautiful Foothill Setting. Large Yard and Patio In Back To Enjoy Family Or Entertain*Great Floor Plan* Updated Light Fixtures, Paint, Hardwood Flr Tile and Carpet*Beautiful Kitchen and Baths* Open Basement Perfect For Finishing					

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	List Sold	Beds Baths	SqFt \$/SqFt	DOM Built	List Sold
Recently Sold					
10024 Westside Cir	\$259,950	4	2029	19	07/06/09
Littleton	\$251,500	3	\$124	1991	08/14/09
80125 432 G					

Super Sharp*New Roof*Newer Paint, Carpet, Windows, Doors*Remod Baths*Tile Floors*A/C* Great Landscaping*Private Yard*Formal Dining and Eating Sp* 50 Gal H2o* 10x8 Shed* Raydon Mitigation Sys*New Copper Plumbing* Outstanding Value and Condition.



	List Sold	Beds Baths	SqFt \$/SqFt	DOM Built	List Sold
Recently Sold					
7983 Cougar Ln	\$289,900	4	2252	46	06/11/09
Littleton	\$283,900	3	\$123	2001	08/20/09
80125 432 G					

Stunning 2 Story-Backs To Greenbelt With Great Views and Is On A Cul-De-Sac! 4 Bdrms On The Upper Level + Loft/Study! Spacious Master Suite With 5pc Bath! Room For Expansion In Unfinished Bsmt! Large Family Room Adjoins Eating Area and Kitchen!



	List Sold	Beds Baths	SqFt \$/SqFt	DOM Built	List Sold
Recently Sold					
7494 Bison Pl	\$315,000	4	2343	346	03/06/09
Littleton	\$320,000	3	\$132	2002	08/18/09
80125 432 L					

Amazing Home W/ Great Mntn Views*Mstr Suite W/ Dual Walkin Closets*Fireplace In Mstr Suite and Bathroom*A Balcony Off The Office /Bedroom*Large Kitchen W/ Island Faces The Family Room*Cat 5 Wiring Throughout

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	List Sold	Beds Baths	SqFt \$/SqFt	DOM Built	List Sold
Recently Sold					
7872 Rampart Way	\$368,000	5	2979	7	06/24/09
Littleton	\$366,000	3	\$118	2000	08/17/09
80125 432 L					

Gorgeous Home In Private Roxborough Comm. Hardwood Entrance Through Kitchen, Updated Kitchen With 42" Cabs, Dove Tail, Pull-Out Cabs, Double Oven, Kitchen Island. Den On Mainfloor, Vaulted Ceilings, 5 Pc Bath! Hurry! This One Will Go Fast! Bring Offer!



	List Sold	Beds Baths	SqFt \$/SqFt	DOM Built	List Sold
Recently Sold					
10921 Snow Cloud Trl	\$414,000	3	1672	94	04/15/09
Littleton	\$390,000	3	\$233	1997	08/26/09
80125 432 N					

Colorado Living At It's Finest*Tranquil Lot Nestled In The Bluffs Of Roxborough Park* Stunning Views*Quality Finished With Knotty Pine, Travertine and Slab Granite*Gourmet Kit With Breakfast Bar, Gas Cooktop and All Appls Incl*Mstr Suite*3 Fireplaces*Full Fin Bsmt!



	List Sold	Beds Baths	SqFt \$/SqFt	DOM Built	List Sold
Recently Sold					
10827 Snow Cloud Trl	\$399,900	4	1838	44	06/19/09
Littleton	\$395,000	3	\$215	2000	08/28/09
80125 845 G					

What A View! Beautiful Contemporary Home W/ Dramatic Vaults, Full Finished Garden Level Bsmt, and Large Trex Deck! Panoramic City and Mountain Views From Inside and Out! Lots Of Storage! This House Shows Great and Is Priced To Sell Fast!

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	List Sold	Beds Baths	SqFt \$/SqFt	DOM Built	List Sold
Recently Sold					
10957 N Rampart Ln	\$485,000	3	1740	40	06/25/09
Littleton	\$475,000	3	\$273	1976	08/21/09
80125 825 V					
Spectacular Ranch W/360 Mtn Views On 1.68 Acres, Minutes From Chatfield Res. Completely Remodeled With Designer Carpet, Arcadia Hrdwd, Knotty Alder Cabs, Ss Applc New Drywall, Landscp, Granite Custom Tile, Etc. 30x36 Barn W/Workshop.					



	List Sold	Beds Baths	SqFt \$/SqFt	DOM Built	List Sold
Recently Sold					
7281 Firethorn	\$525,000	3	2064	409	06/09/08
Littleton	\$500,000	3	\$235	1997	08/14/09
80125 432 N					
Seller Motivated! Bring Offers! Southern Ranch Style Home At The End Of Cul-De-Sac W/A Walkout Bsmt, Stunning Denver Skyline, Dakota Hogback and Chatfield Reservoir Views! Impeccably Maintained! Over 4000 Sqft Of Living Space! Master Suite W/5-Piece Bath					



	List Sold	Beds Baths	SqFt \$/SqFt	DOM Built	List Sold
Recently Sold					
10937 Prairie Run	\$559,000	4	3764	73	05/01/09
Littleton	\$540,675	3	\$141	1995	08/04/09
80125 432 N					
Fantastic Views Of Downtown and Chatfield Reservoir*Gourmet Kitchen W/Granite Counter Tops*Full Finished Lower Level With Wet Bar *South Facing*A True Mountain Retreat!!					

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	List Sold	Beds Baths	SqFt \$/SqFt	DOM Built	List Sold
Recently Sold					
11176 W Lost Arrow Littleton	\$739,000 \$698,000	5 5	2377 \$294	756 2007	07/14/06 08/18/09
80125 432 J					
80k Price Drop!!! 10 Year Structural Warrnty Lease Option Avail., Custom Everything, Hrdood Flr, 5th Bed/Study, Private Mstr Patio, Gated Community, Leisure Room, Two Master Bedrms. Over 45k In Free Upgrdes Amazing- Must See!!! Top Of Line					

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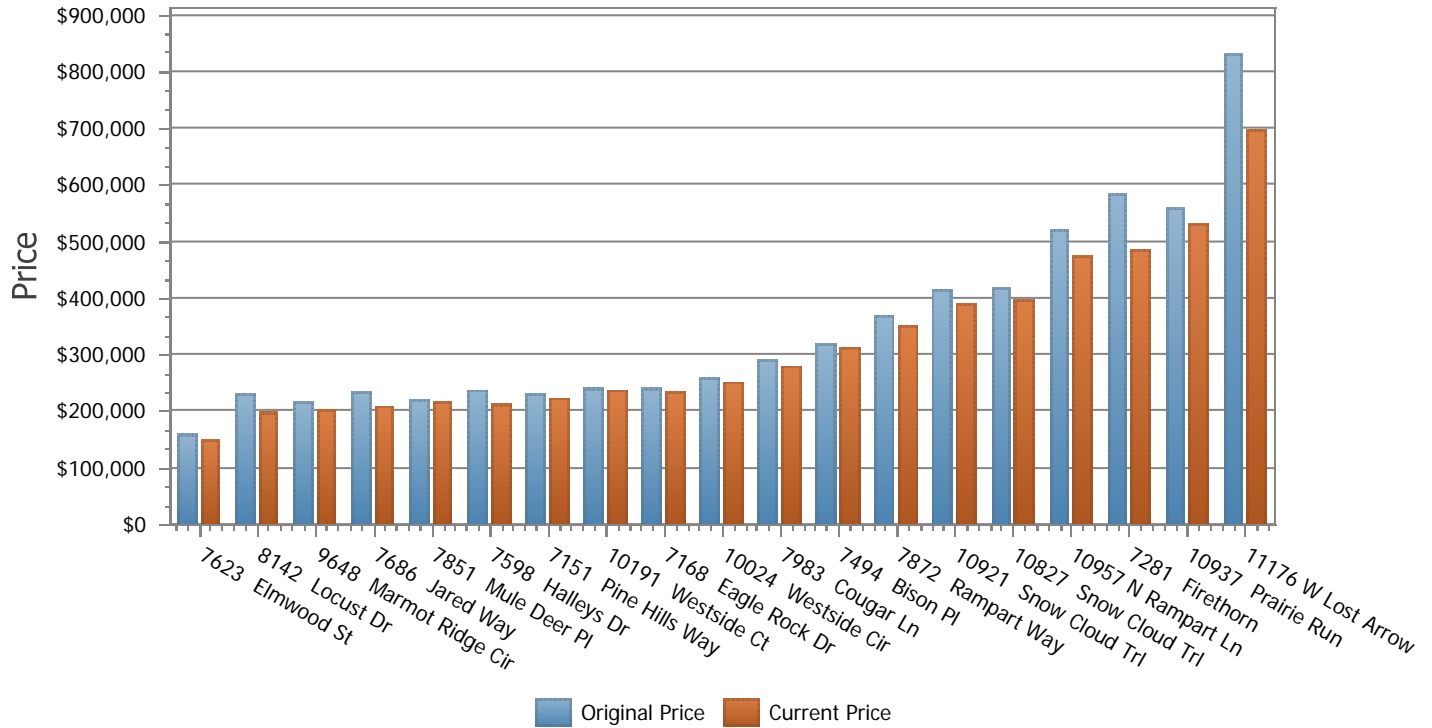


Asking Price VS Sold Price

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Original vs Current Price



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