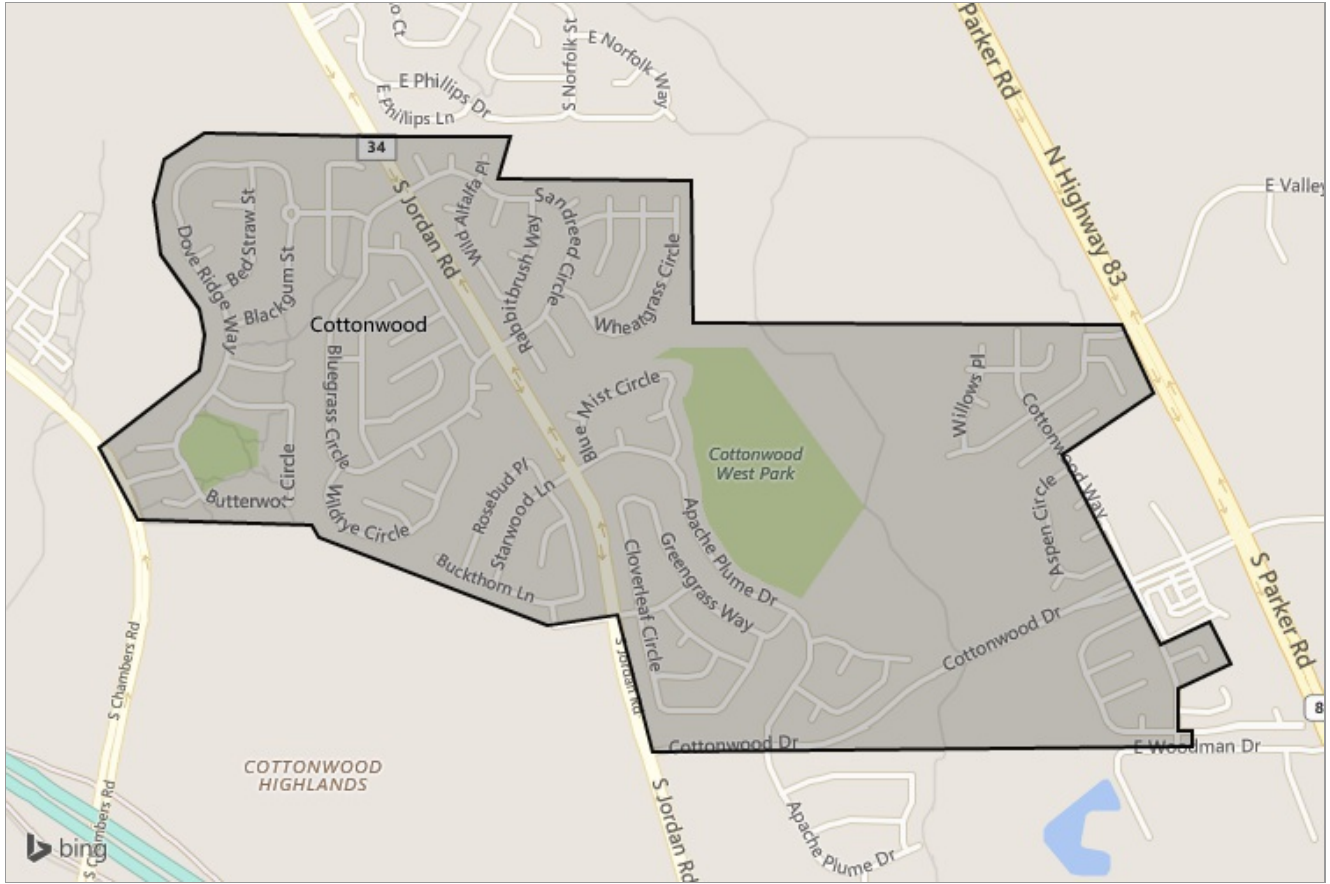


MARKET ACTIVITY REPORT

# Cottonwood in CO



Presented by

**Caleb Block**



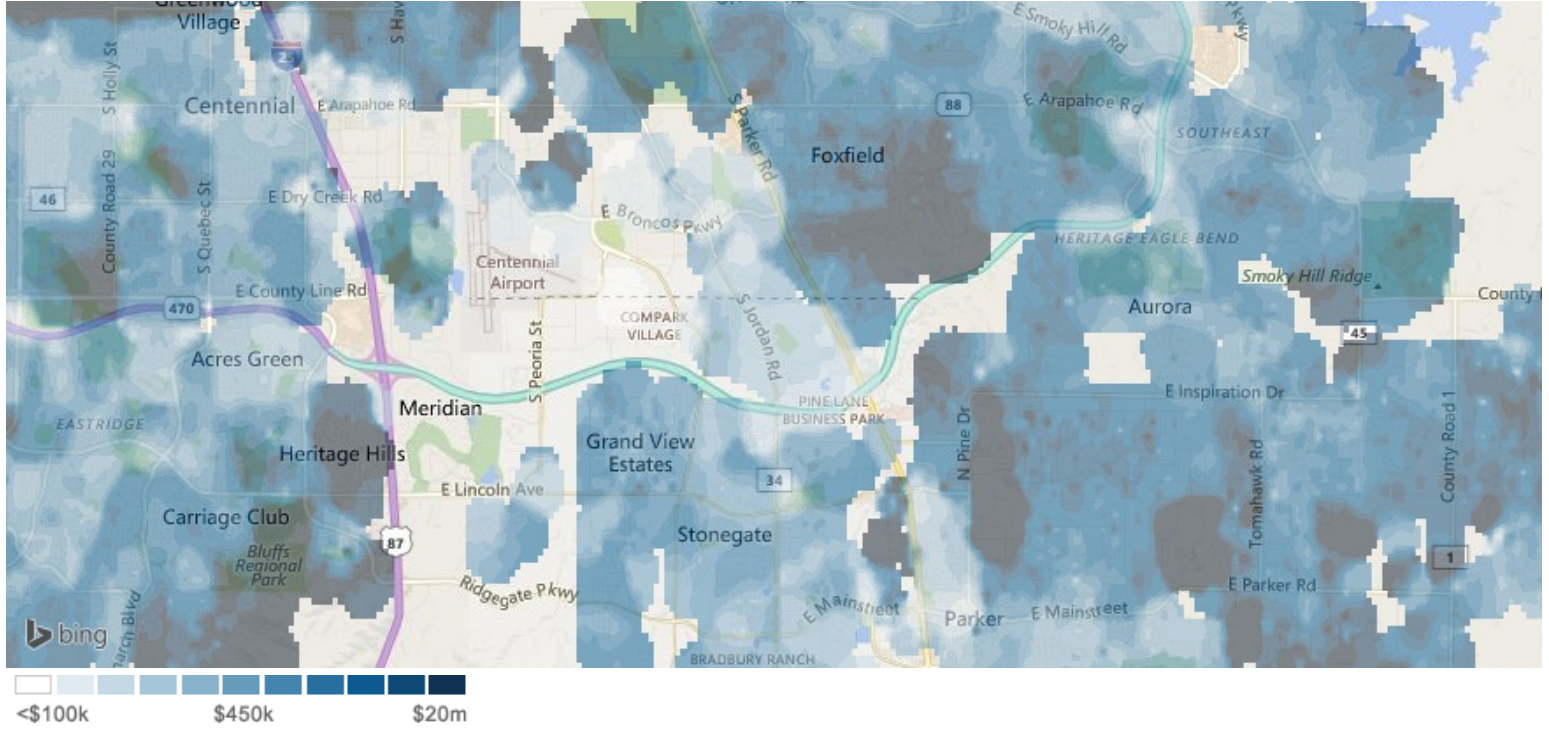
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Cherry Creek Properties LLC  
5655 S Yosemite St, Suite 109,  
Greenwood Village, Colorado

# Cottonwood in CO

## Estimated Home Values



This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

## Market Snapshot

Compared with Last Year: January 28, 2015 vs. January 28, 2016

Median Est. Home Value

**\$277K**

Median Est. Listing Price

**\$305K**

Up 17.4%

Median Days in RPR

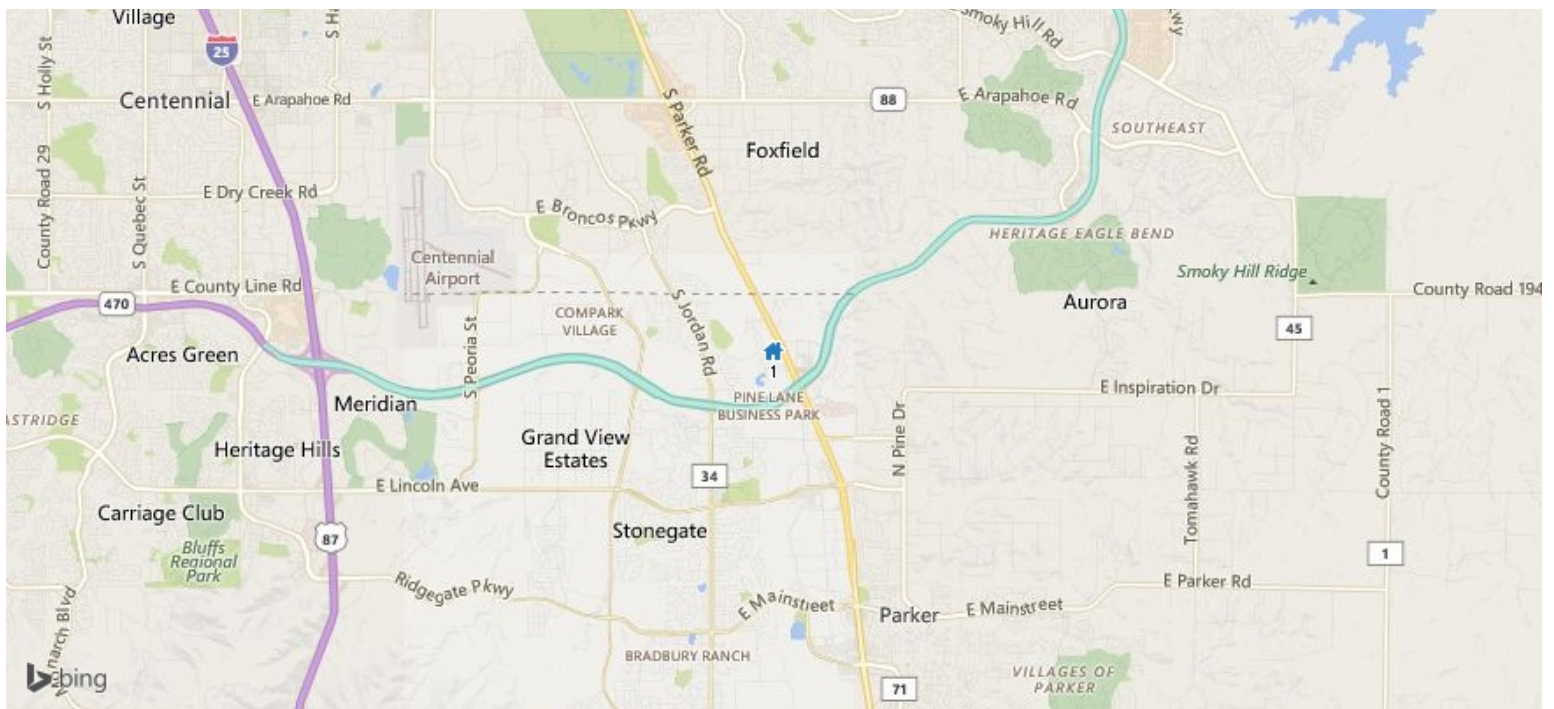
**39**

Down -43.5%

Sales Volume

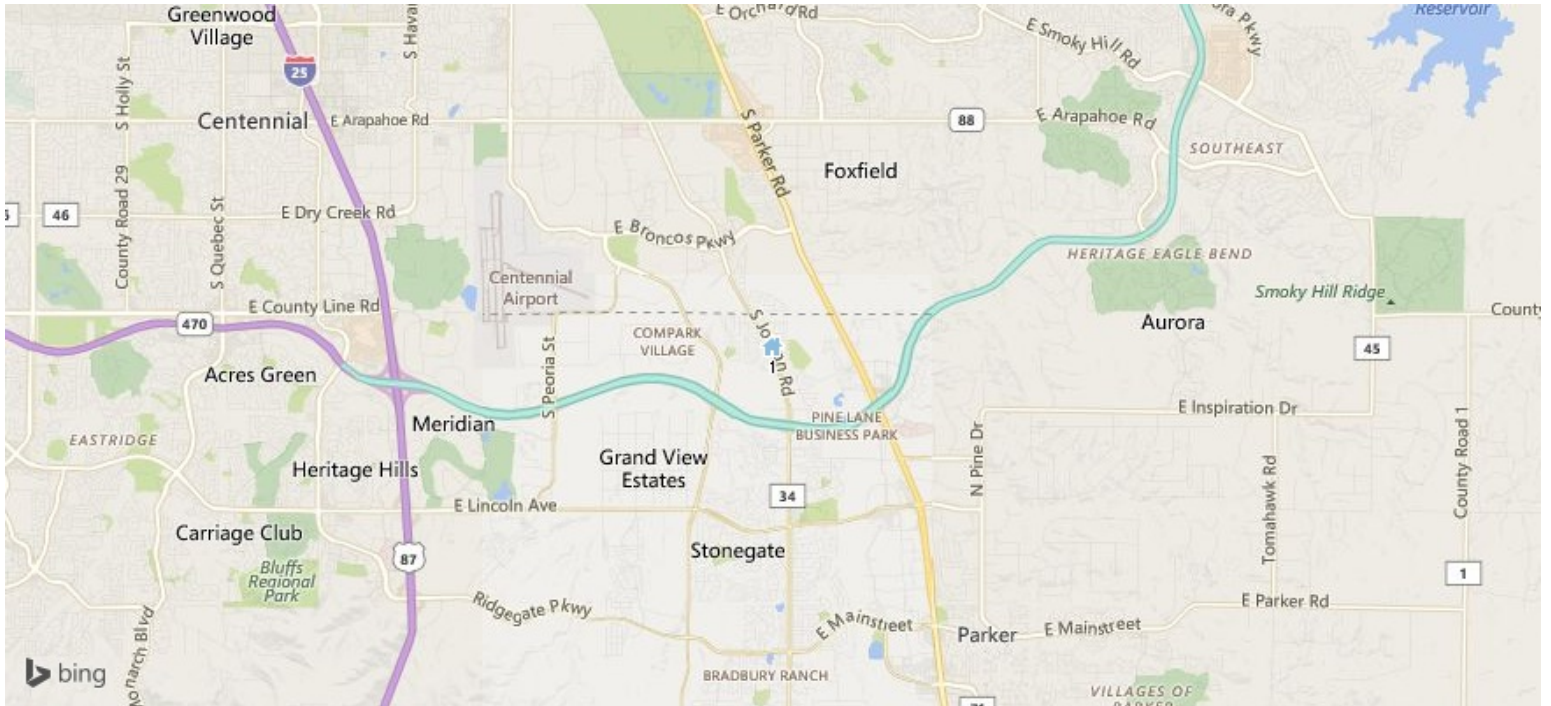
**7**

Up -




New Listings: 1

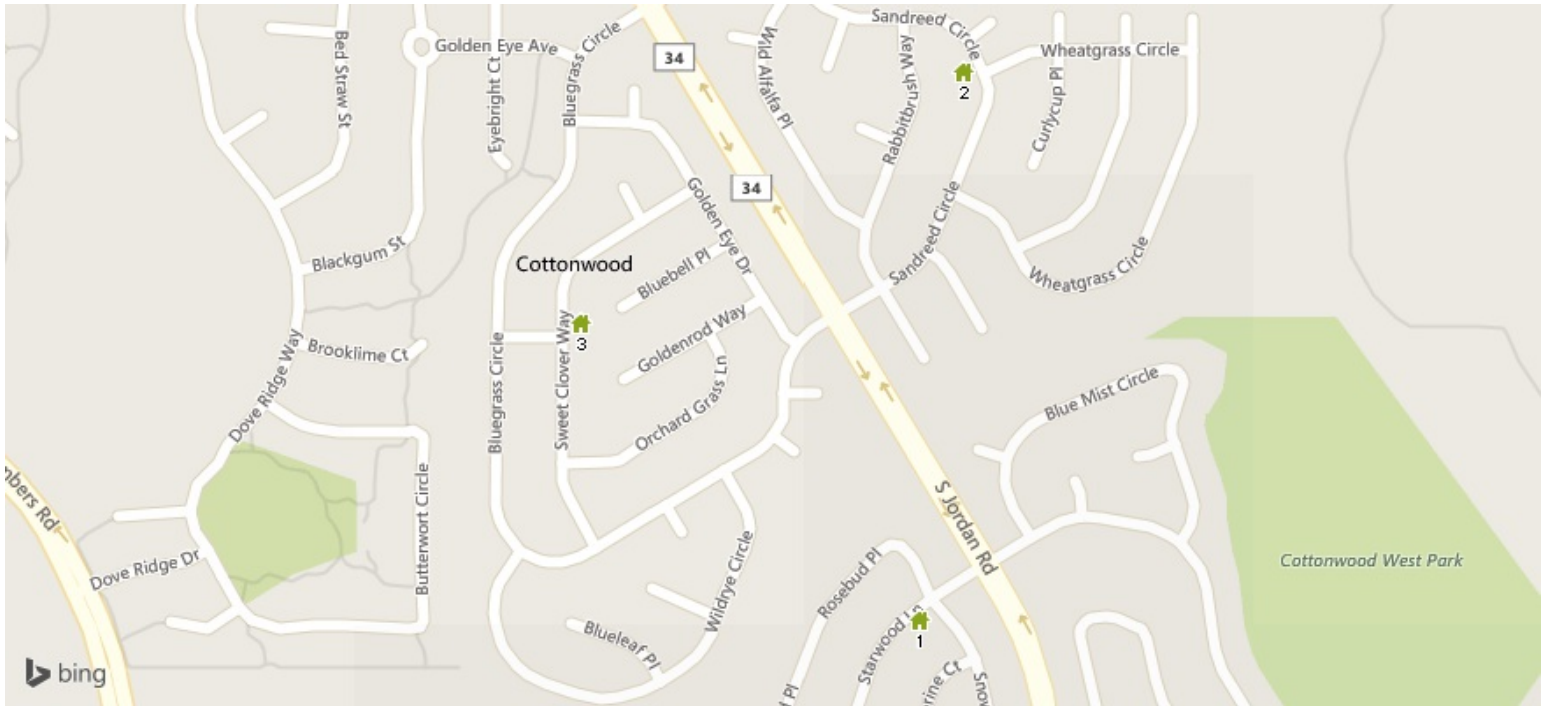
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
 <span>FOR SALE</span> * Backup: 1/11/2016 MLSID: 781549 <b>8892 Cottonwood Way</b> Rare 4 bdrm, 2 bath home! Newly remodeled kitchen, gorgeous walnut, 42" cabinets, newer wood flooring, granite & s/s appliances. 2 yr old carpet. The backyard has been completely landscaped including patio with pavers, a fountain, built in raised flower beds and raised vegetable garden, new trees & outdoor lighting. Playhouse/shed with loft in back yard as well. New landscaping in front too. Walking distance from King Soopers MarketPlace, Cottonwood community park, direct access to Cherry Creek trail system <i>Listing Courtesy of Real Estate by Nance</i>	Single Family Detached	4/2	1,409 sq ft	5,793	1982	1/11/2016	\$265,000	\$188












Expired Listings: 1

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Price	Expired Date	Price per sq. ft.
 <p><b>8651 Rosebud Pl</b>                      LOVELY HOME ON A CORNER LOT, WITH A NICE SIZED BACKYARD AND A PATIO TO ENTERTAIN....LIVING AND DINING ROOM WITH BAMBOO FLOORING, OPEN KITCHEN ..SHOWINGS START SATURDAY MAY30,2015 3 BEDROOMS PLUS LOFT UPSTAIRS..GREAT NEIGHBORHOOD AND SCHOOLS..2 CAR GARAGE..NEW REDUCED PRICE..YOU CANT GET ANYTHING BETTER AT THIS PRICE IN THIS MARKET..</p>	Single Family Detached	3/3	1,463 sq ft	5,663	1998	\$303,900	6/10/2015	\$208

*Courtesy of HomeSmart Realty Group*



Recently Sold: 3

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
  <p>* Sold Date: 12/29/2015, MLS listing 3788925, 11/18/2015 MLS ID: 3788925</p>  <p><b>8710 Starwood Ln</b></p> <p>Single Family Detached 3/3 1,369 sq ft 3,920 1996 12/29/2015 \$312,000 \$228</p> <p>PRIDE OF OWNERSHIP WITH ATTENTION TO DETAIL IN THIS OPEN FLOOR PLAN. REMODELED AND UPDATED THROUGHOUT INCLUDING THE BATHROOMS. NEW INTERIOR AND EXTERIOR PAINT. HARDWOOD FLOORS. TONS OF STORAGE THROUGHOUT. LARGE OPEN KITCHEN COMPLETE WITH SS APPLIANCES. FANTASTIC BACKYARD WITH TREX DECK AND DOG RUN. THIS IS THE PERFECT PROPERTY FOR THE FIRST TIME HOMEBUYER LOOKING FOR A WELL CARED FOR AND MAINTAINED HOME.</p> <p><i>Courtesy of Bruin Development LLC</i></p>								
  <p>* Sold Date: 12/29/2015, MLS listing 1915045, 11/20/2015 MLS ID: 1915045</p>  <p><b>8421 Sandreed Cir</b></p> <p>Single Family Detached 3/1 1,192 sq ft 4,792 1982 12/29/2015 \$268,000 \$225</p> <p>Very Clean 3 bedroom home minutes from DTC in Douglas County School district. This home has been very well cared for and brings great opportunity with low operating costs. No HOA and Low taxes make this home a great opportunity for any investor family.</p> <p><i>Courtesy of RE/MAX Southeast Inc.</i></p>								
  <p>* Public Record MLS ID: --</p>  <p><b>8496 Sweet Clover Way</b></p> <p>Single Family 3/3 1,458 sq ft 4,661 1997 12/29/2015 \$316,000 \$217</p> <p>—</p>								