



**Rick Van Wieren**  
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 Service, Integrity, Results!

Property Type: Residential

**One Line - CMA**

MLS is 'PPMLS' Status is 'Sold' Status Change Date is 01/01/2021 to 01/31/2021 Type of Property is 'Single Family' Latitude, Longitude is around 38.95, -104.69 Sub Area is one of 'Forest Meadows', 'The Trails', 'Trails At Forest Meadows'

**Residential**

<b>Sold Properties</b>																			
#	MLS #	Address	Type	Bds	Bths	Prk	Flr Plan	Yr Blt	Fin Sqft	Ttl Sqft	Orig Price	List Price	L\$/SqFt	Sold Price	S\$/SqFt	SP%LP	S Date	DOM	CDOM
1	8340139	7911 Wagonwood PL	SIF	4	3	2	2 Story	2015	1,908	1,908	\$350,000	\$350,000	\$183.44	\$345,000	\$180.82	98.57	01/06/21	1	1
2	9802677	7871 Springwood TE	SIF	4	3	2	2 Story	2009	1,908	1,908	\$359,900	\$359,900	\$188.63	\$365,000	\$191.30	101.42	01/08/21	2	2
3	9047528	6973 Red Cardinal LP	SIF	3	3	2	2 Story	2012	1,491	2,135	\$360,000	\$360,000	\$168.62	\$370,000	\$173.30	102.78	01/19/21	3	3
4	6794158	8765 Vanderwood DR	SIF	3	3	2	2 Story	2017	1,686	1,686	\$350,000	\$350,000	\$207.59	\$374,000	\$221.83	106.86	12/18/20	2	3
5	8236076	7842 Dry Willow WY	SIF	3	2	2	Ranch	2017	1,640	3,280	\$390,000	\$378,000	\$115.24	\$380,000	\$115.85	100.53	01/05/21	1	1
6	5560162	8535 Vanderwood RD	SIF	3	3	2	2 Story	2017	1,871	2,621	\$399,000	\$399,000	\$152.23	\$410,000	\$156.43	102.76	01/04/21	2	2
7	7179772	8235 Hardwood CR	SIF	4	3	2	2 Story	2015	2,442	3,450	\$405,000	\$405,000	\$117.39	\$415,000	\$120.29	102.47	01/19/21	7	8
8	9868359	7998 Chasewood LP	SIF	5	3	3	Ranch	2012	3,097	3,176	\$435,000	\$435,000	\$136.96	\$435,000	\$136.96	100.00	01/15/21	0	0
9	9179620	7295 Cedar Brush CT	SIF	4	4	2	2 Story	2015	3,820	3,866	\$474,900	\$474,900	\$122.84	\$495,000	\$128.04	104.23	01/08/21	3	3
10	2608104	8794 Vanderwood RD	SIF	4	3	3	Ranch	2017	3,006	3,516	\$488,000	\$488,000	\$138.79	\$507,150	\$144.24	103.92	01/25/21	3	3

<b>Sold Totals</b>																			
Listing Count :	10			<b>Minimums:</b>	2009	1,491	1,686	\$350,000	\$350,000	\$115.24	\$345,000	\$115.85	98.57			0	0		
				<b>Maximums:</b>	2017	3,820	3,866	\$488,000	\$488,000	\$207.59	\$507,150	\$221.83	106.86			7	8		
				<b>Averages:</b>	2015	2,287	2,755	\$401,180	\$399,980	\$153.17	\$409,615	\$156.91	102.35			2	3		
				<b>Price :</b>							<b>High</b>	\$507,150	<b>Low</b>	\$345,000	<b>Median</b>			\$395,000	

<b>Grand Totals</b>																			
Count :	10			<b>Averages:</b>	<b>L\$/SqFt:</b>	\$153.17	<b>CDOM:</b>	3	<b>OP:</b>	\$401,180	<b>LP:</b>	\$399,980	<b>SP:</b>	\$409,615					