



Rick Van Wieren
 RE/MAX Properties Inc
 Cell: 7193317675
 vanwierenck@gmail.com
 Service, Integrity, Results!

Property Type: Residential

One Line - CMA

Status is 'Sold' Status Change Date is 01/01/2022 to 04/30/2022 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' MLS is 'PPMLS'

Residential

Sold Properties

#	MLS #	Address	Type	Bds	Bths	Prk	Fir Plan	Yr Blt	Fin Sqft	Ttl Sqft	Orig Price	List Price	L\$/SqFt	Sold Price	S\$/SqFt	SP%LP	S Date	DOM	CDOM
1	3827196	8830 Dry Needle PL	SIF	3	3	2	2 Story	2016	2,354	2,354	\$479,000	\$479,000	\$203.48	\$425,000	\$180.54	88.73	02/07/22	22	23
2	2394128	7256 Cedar Brush CT	SIF	3	2	2	Ranch	2016	1,176	1,176	\$414,000	\$414,000	\$352.04	\$450,000	\$382.65	108.70	03/31/22	1	1
3	8841031	7255 Cedar Brush CT	SIF	3	3	2	2 Story	2016	1,700	1,700	\$427,500	\$427,500	\$251.47	\$450,000	\$264.71	105.26	02/11/22	1	1
4	4692663	6926 Daisy Hill LN	SIF	3	3	2	2 Story	2011	1,770	2,678	\$475,000	\$475,000	\$177.37	\$460,000	\$171.77	96.84	04/20/22	3	4
5	4563980	8510 Admiral WY	SIF	3	2	2	Ranch	2017	1,602	1,602	\$455,000	\$455,000	\$284.02	\$465,000	\$290.26	102.20	03/31/22	3	4
6	7103819	8079 Hardwood CR	SIF	3	3	2	2 Story	2015	2,280	2,280	\$475,000	\$475,000	\$208.33	\$475,000	\$208.33	100.00	01/27/22	6	6
7	7290782	8785 Vanderwood RD	SIF	3	3	2	2 Story	2017	2,266	2,266	\$474,000	\$474,000	\$209.18	\$484,500	\$213.81	102.22	01/14/22	2	3
8	5718979	8840 Dry Needle PL	SIF	3	3	3	2 Story	2016	2,782	2,782	\$485,000	\$485,000	\$174.34	\$485,000	\$174.34	100.00	01/10/22	0	1
9	2024942	7758 Chasewood LP	SIF	4	3	2	2 Story	2007	2,130	2,964	\$475,000	\$475,000	\$160.26	\$486,000	\$163.97	102.32	03/25/22	4	4
10	6200783	8544 Vanderwood RD	SIF	3	3	2	2 Story	2017	2,266	2,266	\$498,900	\$498,900	\$220.17	\$490,000	\$216.24	98.22	02/18/22	7	7
11	4614235	7862 Wagonwood PL	SIF	3	4	2	2 Story	2015	2,013	2,985	\$470,000	\$470,000	\$157.45	\$490,000	\$164.15	104.26	01/13/22	3	3
12	2820633	7946 Hardwood CR	SIF	3	2	2	Ranch	2018	1,562	3,110	\$460,000	\$460,000	\$147.91	\$492,500	\$158.36	107.07	01/28/22	3	3
13	3029227	7558 Forest Valley LP	SIF	5	3	3	Ranch	2012	2,591	2,841	\$485,000	\$485,000	\$170.71	\$496,000	\$174.59	102.27	01/28/22	4	5
14	1525616	7857 Wagonwood PL	SIF	3	3	3	2 Story	2015	3,154	3,280	\$500,000	\$500,000	\$152.44	\$500,000	\$152.44	100.00	01/21/22	0	4
15	3198384	8861 Dry Needle PL	SIF	3	3	2	2 Story	2017	2,354	2,354	\$474,900	\$474,900	\$201.74	\$500,000	\$212.40	105.29	02/18/22	4	4
16	3337632	6932 Red Cardinal LP	SIF	4	3	2	2 Story	2013	2,071	2,965	\$500,900	\$500,900	\$168.94	\$500,900	\$168.94	100.00	02/15/22	2	3
17	9630823	6946 Daisy Hill LN	SIF	4	4	2	2 Story	2011	2,541	2,678	\$485,000	\$485,000	\$181.11	\$505,000	\$188.57	104.12	02/15/22	3	3
18	1698326	8830 Dry Needle PL	SIF	3	3	2	2 Story	2016	2,354	2,354	\$509,900	\$509,900	\$216.61	\$510,000	\$216.65	100.02	04/11/22	4	4
19	5900265	7963 Smokewood DR	SIF	3	3	2	4-Levels	2008	1,832	2,480	\$465,000	\$465,000	\$187.50	\$518,000	\$208.87	111.40	03/17/22	4	4
20	4631955	7315 Pearly Heath RD	SIF	3	3	3	2 Story	2012	1,845	2,444	\$479,900	\$479,900	\$196.36	\$520,000	\$212.77	108.36	02/10/22	2	2
21	5061792	7618 Forest Valley LP	SIF	5	3	3	Ranch	2012	2,685	2,901	\$489,300	\$489,300	\$168.67	\$520,000	\$179.25	106.27	02/02/22	2	2
22	3456733	7165 Red Cardinal LP	SIF	3	3	2	2 Story	2010	2,213	3,172	\$475,000	\$475,000	\$149.75	\$520,000	\$163.93	109.47	02/01/22	3	3
23	1829689	7774 Springwood TE	SIF	5	3	2	Ranch	2012	3,120	3,200	\$574,000	\$534,800	\$167.13	\$520,000	\$162.50	97.23	01/12/22	68	68
24	6073541	8518 Admiral WY	SIF	3	3	2	2 Story	2017	2,723	2,723	\$500,000	\$500,000	\$183.62	\$525,000	\$192.80	105.00	04/12/22	9	9
25	4602616	8461 Salt Brush RD	SIF	4	3	2	2 Story	2017	2,723	2,723	\$500,000	\$500,000	\$183.62	\$525,000	\$192.80	105.00	02/28/22	1	1

Sold Totals

Listing Count :	25	Minimums:	2007	1,176	1,176	\$414,000	\$414,000	\$147.91	\$425,000	\$152.44	88.73						0	1
		Maximums:	2018	3,154	3,280	\$574,000	\$534,800	\$352.04	\$525,000	\$382.65	111.40						68	68
		Averages:	2014	2,244	2,571	\$481,092	\$479,524	\$194.97	\$492,516	\$200.63	102.81						6	7

Presented By: Roderick VanWieren CDPE

05/02/2022

Information Deemed Reliable But Cannot Be Guaranteed.
 Copyright: 2022 by Pikes Peak REALTOR® Services Corp.



Rick Van Wieren
 RE/MAX Properties Inc
 Cell: 7193317675
vanwierenck@gmail.com
 Service, Integrity, Results!

Property Type: Residential

One Line - CMA

Residential

Price : **High** \$525,000 **Low** \$425,000 **Median** \$496,000

Grand Totals

Count : 25 **Averages:** **L\$/SqFt:** \$194.97 **CDOM:** 7 **OP:** \$481,092 **LP:** \$479,524 **SP:** \$492,516