



Rick Van Wieren
 RE/MAX Properties Inc
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 vanwierenrick@gmail.com
 Service, Integrity, Results!

Property Type: Residential

One Line - CMA

Status is 'Sold' Status Change Date is 01/01/2022 to 11/30/2022 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	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	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	6118168	7057 Red Cardinal LP	SIF	5	4	3	2 Story	2012	2,737	2,961	\$580,000	\$530,000	\$178.99	\$430,000	\$145.22	81.13	08/19/22	41	41
3	6085622	8820 Dry Needle PL	SIF	3	3	2	2 Story	2016	1,686	1,686	\$467,900	\$467,900	\$277.52	\$448,500	\$266.01	95.85	01/25/22	9	17
4	9611586	7856 Dry Willow WY	SIF	3	3	2	2 Story	2018	1,908	1,908	\$450,000	\$450,000	\$235.85	\$450,000	\$235.85	100.00	08/25/22	3	3
5	8570076	7271 Cedar Brush CT	SIF	3	3	2	2 Story	2016	1,686	1,686	\$450,000	\$450,000	\$266.90	\$450,000	\$266.90	100.00	06/21/22	1	1
6	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
7	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
8	7953701	7325 Pearly Heath RD	SIF	3	3	2	2 Story	2012	1,491	2,135	\$475,000	\$460,000	\$215.46	\$455,000	\$213.11	98.91	06/16/22	7	7
9	6116926	6938 Dusty Miller WY	SIF	4	4	2	2 Story	2010	2,587	2,678	\$470,000	\$460,000	\$171.77	\$460,000	\$171.77	100.00	10/04/22	5	5
10	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
11	7982763	8804 Vanderwood RD	SIF	3	3	2	2 Story	2016	1,686	1,686	\$439,900	\$439,900	\$260.91	\$465,000	\$275.80	105.71	05/16/22	1	1
12	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
13	5304029	6926 Dusty Miller WY	SIF	4	3	2	Ranch	2011	2,358	2,411	\$460,000	\$460,000	\$190.79	\$470,000	\$194.94	102.17	11/07/22	4	4
14	1641352	7923 Wagonwood PL	SIF	3	3	2	2 Story	2015	2,696	2,696	\$475,000	\$475,000	\$176.19	\$475,000	\$176.19	100.00	07/12/22	2	2
15	7662410	8691 Dry Needle PL	SIF	3	3	2	2 Story	2015	1,686	1,686	\$465,000	\$465,000	\$275.80	\$475,000	\$281.73	102.15	06/22/22	5	5
16	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
17	4584896	6834 Sierra Meadows DR	SIF	4	3	2	2 Story	2009	2,017	2,964	\$489,900	\$469,900	\$158.54	\$477,000	\$160.93	101.51	11/09/22	57	57
18	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
19	3753478	6979 Red Cardinal LP	SIF	4	4	3	4-Levels	2012	2,277	2,277	\$499,900	\$489,900	\$215.15	\$485,000	\$213.00	99.00	09/13/22	24	24
20	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
21	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
22	9138771	6926 Red Cardinal LP	SIF	3	3	2	2 Story	2013	1,491	2,135	\$489,000	\$489,000	\$229.04	\$489,000	\$229.04	100.00	06/30/22	19	20
23	9124947	7913 Dry Willow WY	SIF	5	4	2	2 Story	2018	2,806	2,844	\$525,000	\$500,000	\$175.81	\$490,000	\$172.29	98.00	11/29/22	45	46
24	5382235	8811 Dry Needle PL	SIF	3	3	2	2 Story	2015	2,266	2,266	\$510,000	\$498,000	\$219.77	\$490,000	\$216.24	98.39	07/20/22	9	9
25	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
26	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
27	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
28	2578226	6827 Shimmering Leaf RD	SIF	3	3	2	3 Story	2009	1,791	2,676	\$545,000	\$496,999	\$185.72	\$494,000	\$184.60	99.40	10/06/22	80	80
29	4075157	8984 Vanderwood RD	SIF	3	3	2	2 Story	2016	2,266	2,266	\$499,000	\$499,000	\$220.21	\$495,000	\$218.45	99.20	11/02/22	17	17
30	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
31	3198132	8530 Dry Needle PL	SIF	4	3	2	Ranch	2014	2,512	2,715	\$522,000	\$506,000	\$186.37	\$500,000	\$184.16	98.81	09/27/22	27	28

Presented By: Roderick VanWieren CDPE

12/01/2022

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32	4783087	8488 Chasewood LP	SIF	4	3	3	2 Story	2010	1,908	2,844	\$500,000	\$500,000	\$175.81	\$500,000	\$175.81	100.00	09/07/22	4	4
33	3220114	7693 Kiana DR	SIF	3	3	2	2 Story	2016	1,786	2,648	\$500,000	\$500,000	\$188.82	\$500,000	\$188.82	100.00	06/29/22	2	3
34	2845091	7274 Pearly Heath RD	SIF	4	4	2	2 Story	2008	2,402	2,468	\$500,000	\$500,000	\$202.59	\$500,000	\$202.59	100.00	05/06/22	4	4
35	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
36	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
37	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
38	1823700	8855 Vanderwood RD	SIF	3	3	2	2 Story	2016	2,247	2,247	\$525,000	\$510,000	\$226.97	\$505,000	\$224.74	99.02	09/21/22	10	10
39	5691857	7365 Pearly Heath RD	SIF	4	4	2	2 Story	2012	2,109	2,135	\$499,900	\$499,900	\$234.15	\$505,000	\$236.53	101.02	07/21/22	4	5
40	9358588	8357 Needle Drop CT	SIF	3	3	2	2 Story	2014	2,228	2,228	\$505,000	\$505,000	\$226.66	\$505,000	\$226.66	100.00	05/11/22	3	3
41	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
42	8518651	7948 Smokewood DR	SIF	3	3	2	2 Story	2011	2,017	2,991	\$520,000	\$520,000	\$173.85	\$508,000	\$169.84	97.69	07/18/22	1	1
43	6682119	8824 Canary CR	SIF	4	3	3	2 Story	2012	2,040	2,980	\$499,990	\$499,990	\$167.78	\$508,000	\$170.47	101.60	05/27/22	4	4
44	3750963	8404 Vanderwood RD	SIF	5	3	2	Ranch	2011	2,858	2,978	\$530,000	\$510,000	\$171.26	\$510,000	\$171.26	100.00	08/30/22	5	5
45	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
46	1237309	8211 Hardwood CR	SIF	5	3	2	Ranch	2015	3,084	3,180	\$535,000	\$535,000	\$168.24	\$515,000	\$161.95	96.26	10/26/22	9	9
47	6972164	8365 Needle Drop CT	SIF	3	3	2	2 Story	2015	1,958	2,998	\$505,000	\$505,000	\$168.45	\$515,000	\$171.78	101.98	06/15/22	3	3
48	5302289	6829 Red Cardinal LP	SIF	2	3	2	Ranch	2013	1,632	3,110	\$460,000	\$460,000	\$147.91	\$515,000	\$165.59	111.96	05/26/22	2	2
49	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
50	8554013	7910 Hardwood CR	SIF	5	3	3	2 Story	2017	2,366	3,362	\$550,000	\$525,000	\$156.16	\$520,000	\$154.67	99.05	10/20/22	35	35
51	4000680	7749 Wagonwood PL	SIF	4	3	3	2 Story	2016	2,380	3,280	\$520,000	\$520,000	\$158.54	\$520,000	\$158.54	100.00	06/14/22	2	2
52	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
53	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
54	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
55	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
56	8891325	8088 Chasewood LP	SIF	5	4	3	2 Story	2012	3,013	3,013	\$560,000	\$539,000	\$178.89	\$525,000	\$174.24	97.40	09/28/22	40	40
57	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
58	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
59	4918126	7057 Red Cardinal LP	SIF	5	4	3	2 Story	2012	2,961	2,961	\$530,000	\$530,000	\$178.99	\$530,000	\$178.99	100.00	11/16/22	7	7
60	6836324	7234 Pearly Heath RD	SIF	3	3	3	2 Story	2008	2,121	3,590	\$510,000	\$510,000	\$142.06	\$530,000	\$147.63	103.92	06/22/22	2	2
61	9238191	7926 Morning Dew RD	SIF	4	3	3	2 Story	2014	1,920	2,780	\$525,000	\$525,000	\$188.85	\$530,000	\$190.65	100.95	05/25/22	1	1
62	3659155	8845 Vanderwood RD	SIF	3	3	2	2 Story	2016	2,723	2,723	\$500,000	\$500,000	\$183.62	\$530,000	\$194.64	106.00	03/31/22	1	1
63	3520970	8964 Vanderwood RD	SIF	3	3	3	2 Story	2016	2,767	2,767	\$545,500	\$535,500	\$193.53	\$535,500	\$193.53	100.00	09/23/22	6	6
64	1399815	8460 Dry Needle PL	SIF	3	3	3	2 Story	2014	2,701	2,701	\$560,000	\$560,000	\$207.33	\$535,500	\$198.26	95.63	07/19/22	10	10

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65	7405159	8078 Hardwood CR	SIF	4	3	2	2 Story	2015	2,188	2,188	\$485,000	\$485,000	\$221.66	\$536,500	\$245.20	110.62	04/26/22	4	4
66	6990746	7959 Martinwood PL	SIF	5	4	2	2 Story	2018	3,035	3,035	\$575,000	\$550,000	\$181.22	\$540,000	\$177.92	98.18	06/27/22	9	9
67	4027710	7916 Hardwood CR	SIF	4	3	3	Ranch	2018	3,072	3,340	\$530,000	\$530,000	\$158.68	\$545,000	\$163.17	102.83	03/31/22	5	5
68	2674496	7766 Springwood TE	SIF	5	3	3	Ranch	2012	2,813	2,841	\$545,000	\$545,000	\$191.83	\$545,000	\$191.83	100.00	03/15/22	0	0
69	6931773	7887 Wagonwood PL	SIF	5	3	2	Ranch	2015	3,382	3,416	\$549,900	\$549,900	\$160.98	\$550,000	\$161.01	100.02	10/25/22	14	14
70	2455985	6944 Sierra Meadows DR	SIF	4	4	2	2 Story	2007	3,460	3,607	\$555,000	\$550,000	\$152.48	\$550,000	\$152.48	100.00	09/13/22	5	5
71	1966194	7886 Wagonwood PL	SIF	4	3	2	2 Story	2015	2,037	2,997	\$500,000	\$500,000	\$166.83	\$551,000	\$183.85	110.20	04/29/22	5	5
72	5653239	8427 Creek Brush DR	SIF	4	3	3	2 Story	2016	2,538	3,619	\$650,000	\$550,000	\$151.98	\$552,000	\$152.53	100.36	09/16/22	75	75
73	6586239	8408 Hardwood CR	SIF	3	3	4	2 Story	2016	2,380	3,280	\$565,000	\$555,000	\$169.21	\$555,000	\$169.21	100.00	07/14/22	13	13
74	2817823	7637 Forest Valley LP	SIF	4	3	4	2 Story	2013	2,121	2,121	\$518,000	\$518,000	\$244.22	\$555,000	\$261.67	107.14	05/31/22	4	4
75	6491782	9004 Vanderwood RD	SIF	4	3	2	2 Story	2016	2,746	2,746	\$562,200	\$562,200	\$204.73	\$558,200	\$203.28	99.29	01/10/22	7	7
76	2016077	8545 Vanderwood RD	SIF	3	3	2	2 Story	2017	2,746	2,746	\$560,000	\$560,000	\$203.93	\$560,000	\$203.93	100.00	07/22/22	12	12
77	2830202	6980 Red Cardinal LP	SIF	3	3	4	2 Story	2013	2,380	3,280	\$550,000	\$560,000	\$170.73	\$560,000	\$170.73	100.00	07/22/22	7	8
78	5445270	7607 Forest Valley LP	SIF	4	3	3	2 Story	2014	2,769	2,769	\$548,000	\$548,000	\$197.91	\$560,000	\$202.24	102.19	05/10/22	8	8
79	6595245	7588 Chasewood LP	SIF	5	3	3	Ranch	2013	3,176	3,176	\$530,000	\$530,000	\$166.88	\$560,000	\$176.32	105.66	01/14/22	1	1
80	6551795	9055 Canary CR	SIF	5	4	3	2 Story	2011	3,245	3,384	\$550,000	\$550,000	\$162.53	\$565,000	\$166.96	102.73	03/04/22	6	6
81	6544934	8319 Hardwood CR	SIF	5	3	2	Ranch	2014	3,200	3,200	\$560,000	\$560,000	\$175.00	\$565,500	\$176.72	100.98	04/22/22	3	5
82	9922097	7268 Red Cardinal LP	SIF	5	3	2	Ranch	2013	3,072	3,200	\$579,000	\$579,000	\$180.94	\$574,000	\$179.38	99.14	05/16/22	5	5
83	4746606	7984 Superior Hill PL	SIF	3	3	3	1.5 Story	2008	2,121	3,590	\$575,000	\$575,000	\$160.17	\$575,000	\$160.17	100.00	08/15/22	5	9
84	5044661	8505 Vanderwood RD	SIF	3	3	3	2 Story	2017	2,723	2,723	\$575,000	\$575,000	\$211.16	\$575,000	\$211.16	100.00	05/11/22	1	1
85	9541013	7828 Dry Willow WY	SIF	5	3	2	Ranch	2016	3,100	3,180	\$545,000	\$545,000	\$171.38	\$575,000	\$180.82	105.50	02/02/22	0	
86	3553539	7668 FOREST VALLEY LP	SIF	4	3	3	Ranch	2012	3,361	3,538	\$565,000	\$565,000	\$159.69	\$577,000	\$163.09	102.12	07/15/22	3	3
87	2119075	7888 Chasewood LP	SIF	4	3	3	Ranch	2010	2,742	2,886	\$560,000	\$560,000	\$194.04	\$580,000	\$200.97	103.57	06/29/22	21	21
88	4712059	7320 Banyan RD	SIF	4	3	3	2 Story	2007	2,217	3,123	\$563,900	\$563,900	\$180.56	\$580,000	\$185.72	102.86	05/31/22	2	2
89	1000609	7791 Wagonwood PL	SIF	5	3	2	Ranch	2016	3,068	3,180	\$575,000	\$575,000	\$180.82	\$585,000	\$183.96	101.74	06/24/22	1	1
90	7300406	8378 Hardwood CR	SIF	5	3	3	Ranch	2014	3,204	3,204	\$570,000	\$570,000	\$177.90	\$585,000	\$182.58	102.63	05/31/22	6	6
91	9582279	8624 Vanderwood RD	SIF	4	4	2	2 Story	2016	3,236	3,236	\$595,000	\$595,000	\$183.87	\$590,000	\$182.32	99.16	08/03/22	8	8
92	2080028	7638 Camille CT	SIF	5	4	3	2 Story	2016	3,025	3,245	\$579,000	\$579,000	\$178.43	\$595,000	\$183.36	102.76	04/01/22	4	5
93	3853074	7851 Wagonwood PL	SIF	5	3	2	Ranch	2015	3,094	3,416	\$550,000	\$550,000	\$161.01	\$600,000	\$175.64	109.09	04/27/22	4	4
94	6539238	8354 Prairie Brush CT	SIF	5	3	3	2 Story	2015	3,619	3,619	\$575,000	\$575,000	\$158.88	\$600,000	\$165.79	104.35	04/11/22	3	4
95	2804616	7156 Aspen Brush CT	SIF	5	4	2	2 Story	2015	3,456	3,619	\$575,000	\$575,000	\$158.88	\$600,000	\$165.79	104.35	01/18/22	2	2
96	3431712	6820 Oak Vine CT	SIF	4	4	3	2 Story	2017	3,831	3,889	\$599,000	\$599,000	\$154.02	\$625,000	\$160.71	104.34	07/05/22	2	3
97	2304207	8428 Creek Brush DR	SIF	5	4	2	2 Story	2016	3,510	3,619	\$625,000	\$609,000	\$168.28	\$626,000	\$172.98	102.79	04/18/22	9	9

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#	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	
98	6836454	7688 Forest Valley LP	SIF	5	4	3	2 Story	2012	3,298	3,368	\$649,500	\$649,500	\$192.84	\$630,000	\$187.05	97.00	07/07/22	8	8	
99	2358299	7053 Leaf Wood CT	SIF	5	4	3	2 Story	2017	3,806	3,827	\$625,000	\$625,000	\$163.31	\$635,000	\$165.93	101.60	01/31/22	3	3	
100	3546165	8308 Needle Drop CT	SIF	4	4	3	2 Story	2014	3,593	3,748	\$600,000	\$600,000	\$160.09	\$651,000	\$173.69	108.50	05/11/22	4	4	

Sold Totals																					
Listing Count :	100								Minimums:	2007	1,176	1,176	\$414,000	\$414,000	\$142.06	\$425,000	\$145.22	81.13		0	0
									Maximums:	2018	3,831	3,889	\$650,000	\$649,500	\$352.04	\$651,000	\$382.65	111.96		80	80
									Averages:	2014	2,506	2,819	\$521,338	\$516,516	\$189.33	\$524,196	\$192.19	101.55		9	10
									Price :				High	\$651,000	Low	\$425,000	Median		\$520,000		

Grand Totals																				
Count :	100								Averages:		L\$/SqFt:	\$189.33	CDOM:	10	OP:	\$521,338	LP:	\$516,516	SP:	\$524,196