

List ID	Area	Address	Subdivision																	
				Lvl	Bd	FB	HB	Liv	Gar	Pool	YB	Acres	Sqft	\$ Sqft	List Price	C\$/Sqft	Close Price	Close Date	DOM	CDOM

Listings: Active

1286050	10N	2301 Brookhill Dr	Cherry Creek 02	1	4	2	0	1	2	No	1968	0.21	1,467	\$391.96	\$575,000			4	4						
3645010	10N	6502 Aldford Cir	Cherry Creek Ph 06 Sec 01	1	3	2	0	1	2	Yes	1976	0.17	1,221	\$409.50	\$500,000			22	22						
4452849	10S	7741 Manassas Dr	Cherry Creek Ph 07 Sec 03	1	3	2	0	1	2	Yes	1981	0.32	1,551	\$411.99	\$639,000			5	5						
3	Total Active Listings		Min								3	2	0	1	2		1968	0.17	1,221	\$391.96	\$500,000			4	4
			Max								4	2	0	1	2		1981	0.32	1,551	\$411.99	\$639,000			22	22
			Avg								3	2	0	1	2		1975	0.23	1,413	\$404.48	\$571,333			10	10
			Med								3	2	0	1	2		1976	0.21	1,467	\$409.50	\$575,000			5	5

Listings: Active Under Contract

8149428	10N	6014 London Dr	Cherry Creek Ph 06 Sec 02 Amd	1	3	2	0	1	2	No	1976	0.15	1,374	\$345.63	\$474,900			9	287
8922445	10N	5706 Cherry Creek Dr	Cherry Creek Ph 02 Sec 03	1	4	2	0	1	2	No	1971	0.26	1,800	\$283.28	\$509,900			114	114
2	Total		Min		3	2	0	1	2		1971	0.15	1,374	\$283.28	\$474,900			9	114
	Active Under		Max		4	2	0	1	2		1976	0.26	1,800	\$345.63	\$509,900			114	287
	Contract		Avg		4	2	0	1	2		1974	0.21	1,587	\$314.46	\$492,400			62	201
	Listings		Med		4	2	0	1	2		1974	0.21	1,587	\$314.46	\$492,400			62	201

Listings: Closed

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List ID	Area	Address	Subdivision																	
3270399	10S	2714 Harleyhill Dr	Cherry Creek Ph 04 Sec 02	2	3	2	1	1	2	Yes	1977	0.18	1,783	\$335.95	\$599,000	\$358.95	\$640,000	08/15/2025	23	23
3407740	10S	7906 Swindon Ln	Cherry Creek Ph 07 Sec 06	1	3	2	0	1	2	No	1983	0.15	1,749	\$334.48	\$585,000	\$328.76	\$575,000	09/10/2025	70	70
3719373	10S	2803 Harleyhill Dr	Cherry Creek Ph 04 Sec 02	1	4	2	0	2	2	No	1976	0.15	1,668	\$359.71	\$599,990	\$338.73	\$565,000	11/12/2025	18	18
4531142	10S	7803 Seminary Ridge Dr	Cherry Creek Ph 07 Sec 03	1	3	2	0	1	2	No	1982	0.15	1,597	\$375.64	\$599,900	\$349.41	\$558,000	12/01/2025	49	49

4	Total Closed Listings	Min	3	2	0	1	2	1976	0.15	1,597	\$334.48	\$585,000	\$328.76	\$558,000	18	18
		Max	4	2	1	2	2	1983	0.18	1,783	\$375.64	\$599,990	\$358.95	\$640,000	70	70
		Avg	3	2	0	1	2	1980	0.16	1,699	\$351.45	\$595,973	\$343.96	\$584,500	40	40
		Med	3	2	0	1	2	1980	0.15	1,709	\$347.83	\$599,450	\$344.07	\$570,000	36	36

9	Total Residential Listings	Average for all:	3	2	0	1	2	1977	0.19	1,579	\$360.90	\$564,743	\$343.96	\$584,500	35	66
		Median for all:	3	2	0	1	2	1976	0.17	1,597	\$359.71	\$585,000	\$344.07	\$570,000	22	23

		Min	Max	Avg	Med
Quick Statistics	List Price	\$474,900	\$639,000	\$564,743	\$585,000
	Sale Price	\$558,000	\$640,000	\$584,500	\$570,000
	Sale / List	93.0%	106.8%	98.1%	96.2%

Property Type is 'Residential' Status is 'Closed' 12/09/2025 to 06/12/2025 Status is one of 'Active', 'Active Under Contract', 'Pending' Property Sub Type is 'Single Family Resi' Subdivision is like 'Cherry Creek' SqFt is 1200 to 1800

Presented by: Ryan Rodenbeck

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This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.