

Market Analysis Summary | Residential

Listings as of 12/9/2025 at 10:48 am, Page 1 of 2

| 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 Active Under Contract Listings | | | Min | 3 | 2 | 0 | 1 | 2 | | 1971 | 0.15 | 1,374 | \$283.28 | \$474,900 | | | 9 | 114 | |
| | | | | Max | 4 | 2 | 0 | 1 | 2 | | 1976 | 0.26 | 1,800 | \$345.63 | \$509,900 | | | 114 | 287 | |
| | | | | Avg | 4 | 2 | 0 | 1 | 2 | | 1974 | 0.21 | 1,587 | \$314.46 | \$492,400 | | | 62 | 201 | |
| | | | | Med | 4 | 2 | 0 | 1 | 2 | | 1974 | 0.21 | 1,587 | \$314.46 | \$492,400 | | | 62 | 201 | |
| Listings: Closed | | | | | | | | | | | | | | | | | | | | |

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.

Market Analysis Summary | Residential

Listings as of 12/9/2025 at 10:48 am, Page 2 of 2

| List ID | Area | Address | Subdivision | Beds | | Baths | | Rooms | | Garage | | Pools | | Years Built | | Land | | Value | | Price | | Last Updated | |
|---------|------|------------------------|---------------------------|------|----|-------|----|-------|---|--------|------|-------|-------|-------------|-----------|------------|-----------|-------------|------------|-------|------|--------------|--|
| | | | | Lvl | Bd | FB | HB | Liv | 2 | Yes | 1977 | 0.18 | 1,783 | \$ Sqft | \$ Sqft | List Price | C\$/Sqft | Close Price | Close Date | DOM | CDOM | | |
| 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 | | | |

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| | | | | | | | | | | | | | | | |
|-----------------|-----|---|---|---|---|---|------|------|-------|----------|-----------|----------|-----------|----|----|
| Total | Min | 3 | 2 | 0 | 1 | 2 | 1976 | 0.15 | 1,597 | \$334.48 | \$585,000 | \$328.76 | \$558,000 | 18 | 18 |
| Closed Listings | 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 |

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| | | | | | | | | | | | | | | | |
|----------------------------|------------------|---|---|---|---|---|------|------|-------|----------|-----------|----------|-----------|----|----|
| 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 |

| Quick Statistics | Min | | Max | | Avg | | Med | |
|------------------|-------------|-----------|-------------|-----------|-----------|-----------|-----|--|
| | List Price | \$474,900 | Sale Price | \$639,000 | \$564,743 | \$585,000 | | |
| | Sale Price | \$558,000 | Sale / List | \$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

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