

# Price Change Analysis

Prepared for Cherry Hills Village, Colorado

Tuesday, May 24, 2011

## Sales for Past 3 Years



Year 3: 24-May-2008 to 24-May-2009 Average Price: \$1,825,813 69 Properties

Year 2: 25-May-2009 to 24-May-2010 Average Price: \$1,837,406 66 Properties

**Annual PRICE Change: 0.6%. Annual PROPERTIES Change: -4.3%**

Year 1: 25-May-2010 to 24-May-2011 Average Price: \$1,463,610 79 Properties

**Annual PRICE Change: -20.3%. Annual PROPERTIES Change: 19.7%**

Sold Date	MLS Num	Address	Sale Price
2008-05-29	497579	80 Sedgwick Pl	\$3,600,000
2008-05-29	638444	65 Glenmoor Dr	\$1,475,000
2008-05-30	612131	4801 S Dahlia St	\$2,792,115
2008-05-30	625196	3991 S Holly Way	\$1,050,000
2008-05-30	653793	5280 E Sanford Cir	\$920,000
2008-05-30	657696	3663 S Albion St	\$875,000
2008-06-06	665108	1001 E Layton Ave	\$1,817,000
2008-06-10	641396	14 Foxtail Cir	\$1,739,290
2008-06-11	613977	5909 Southmoor Ln	\$2,150,000
2008-06-11	619755	131 Summit Blvd	\$915,000
2008-06-11	637326	4040 S Hudson Way	\$1,232,500
2008-06-17	630190	4715 S Ogden St	\$1,075,000
2008-06-17	644505	4685 S Ogden St	\$1,100,000
2008-06-27	654684	2230 E Grand Ave	\$1,275,000
2008-07-03	635848	67 Charlou Cir	\$1,285,000



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2008-07-08	634418	5451 E Nassau Cir	\$932,500
2008-07-11	661736	2 Glenmoor Cir	\$1,270,000
2008-07-11	681545	39 Cherry Hills Farm Dr	\$2,150,000
2008-07-14	656017	1401 E Quincy Ave	\$2,265,000
2008-07-14	659982	107 Glenmoor Dr	\$1,750,000
2008-07-15	640444	4525 S Lafayette St	\$3,000,000
2008-07-15	649522	12 Village Rd	\$3,500,000
2008-07-18	585237	24 Viking Dr	\$1,520,000
2008-07-24	648203	4602 S Elizabeth Ct	\$1,410,000
2008-07-25	650288	81 Cherry Hills Farm Dr	\$1,460,000
2008-08-04	623477	3 Sandy Lake Rd	\$2,400,000
2008-08-06	631048	4160 S Humboldt St	\$3,250,000
2008-08-18	645389	22 Viking Dr	\$1,167,000
2008-08-20	666584	4000 S Dexter St	\$859,000
2008-08-25	632449	4900 S Lafayette Ln	\$1,625,000
2008-08-26	623170	2600 Cherryridge Rd	\$925,000
2008-08-28	638347	4750 S Dahlia St	\$13,950,000
2008-08-28	644543	8 Mockingbird Ln	\$2,561,492
2008-09-03	702993	5270 Sanford Cir	\$1,240,000
2008-09-12	674980	3 Carriage Brook Rd	\$2,973,383
2008-09-15	668363	4656 S Ogden St	\$1,575,000
2008-09-15	689594	4041 S Cherry St	\$774,650
2008-09-18	685968	4020 S Ivanhoe Ln	\$660,000
2008-09-19	676926	4236 S Eudora St	\$1,250,000
2008-09-29	680627	2245 E Grand Ave	\$1,665,185
2008-10-01	711306	6414 E Stanford Ave	\$1,025,000
2008-10-02	692591	1516 E Oxford Ln	\$1,283,750
2008-10-08	681045	25 Cherry Lane Dr	\$2,250,000
2008-10-08	710612	4265 S Bellaire Cir	\$1,775,000
2008-10-10	691022	5390 Nassau Cir	\$1,047,500
2008-10-15	678216	1 Fieldstone Trl	\$855,000
2008-10-22	701062	4850 Whitehall Dr	\$4,600,000
2008-10-28	688211	1 Gray Owl Rd	\$1,171,750
2008-10-31	695547	30 Sedgwick Dr	\$990,000
2008-11-14	672829	5030 S Albion Way	\$1,400,000
2008-11-14	707740	5720 E Princeton Ave	\$665,000
2008-11-18	674181	5091 E Oxford Ave	\$2,125,000
2008-11-18	703402	59 Cherry Hills Farm Dr	\$1,138,500
2008-11-19	612352	5700 Charlou Dr	\$2,900,000
2008-12-05	614569	45 Covington Ct	\$1,000,000
2008-12-10	710158	29 Glenmoor Dr	\$1,420,000
2008-12-19	692905	2 Tenaya Ln	\$3,030,000



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2008-12-22	713740	25 Foxtail Cir	\$1,225,000
2009-01-05	716822	4151 S Ivy Ln	\$775,000
2009-01-15	697548	1011 E Belleview Ave	\$2,100,000
2009-01-28	720395	5690 S Happy Canyon Rd	\$515,000
2009-02-13	730467	4203 S Bellaire Cir	\$1,087,500
2009-02-20	727136	40 Charlou Cir	\$1,225,000
2009-03-19	707304	20 Foxtail Cir	\$3,200,000
2009-04-03	745187	4730 S Ogden St	\$1,400,000
2009-05-01	752920	3231 Cherryridge Rd	\$1,100,000
2009-05-14	728780	40 Covington Ct	\$1,550,000
2009-05-15	734095	6386 E Tufts Ave	\$1,118,000
2009-05-21	757880	2 Blackmer Rd	\$2,575,000
2009-05-26	771017	15 Foxtail Cir	\$1,272,000
2009-05-28	750911	50 Meade Ln	\$2,600,000
2009-05-28	753804	51 Sunset Dr	\$1,215,000
2009-05-28	764025	14 Sunrise Dr	\$1,100,000
2009-06-04	766306	7 Gray Owl Rd	\$1,305,000
2009-06-08	770419	4680 S Downing St	\$1,750,000
2009-06-12	759867	6198 E Princeton Cir	\$800,000
2009-06-16	732566	45 Charlou Cir	\$3,000,000
2009-06-26	767065	4967 S Fillmore Ct	\$2,500,000
2009-06-29	766769	4603 S Denice Dr	\$6,300,000
2009-07-01	770487	5021 E Oxford Ave	\$955,000
2009-07-01	776527	5850 S Happy Canyon Dr	\$780,000
2009-07-02	748797	60 Glenmoor Cir	\$1,300,000
2009-07-09	768553	3951 S Hudson Way	\$750,000
2009-07-16	757512	8 Mockingbird Ln	\$2,598,000
2009-07-24	644613	3981 S Hudson Way	\$825,000
2009-08-03	786965	5362 Nassau Cir	\$1,100,000
2009-08-04	788542	3 Lynn Rd	\$3,850,000
2009-08-07	784558	1 Wildrose Trl	\$1,400,000
2009-08-10	745965	1200 E Oxford Ln	\$1,450,000
2009-08-19	782387	3900 S Gilpin St	\$2,030,000
2009-08-27	778202	19 Foxtail Cir	\$1,550,000
2009-08-27	787646	4011 S Ivanhoe Ln	\$635,000
2009-08-28	756247	3960 Nassau Cir	\$660,000
2009-08-28	778531	4223 S Bellaire Cir	\$1,885,000
2009-08-31	792899	55 Glenmoor Way	\$1,446,500
2009-09-14	779595	4 Sandy Lake Rd	\$1,480,000
2009-09-18	782431	4930 S Clarkson St	\$650,000
2009-09-28	749228	1 Cantitoe Ln	\$6,700,000
2009-09-30	799244	3900 S Clermont St	\$670,000



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2009-10-01	794885	14 Cherry Hills Farm Dr	\$1,820,000
2009-10-02	794911	40 Glenmoor Dr	\$1,350,000
2009-10-02	795026	3 Gray Owl Rd	\$1,125,000
2009-10-05	801783	5820 Southmoor Ln	\$1,400,000
2009-10-21	792146	4296 S Dahlia St	\$635,000
2009-10-22	798288	4205 S Hudson Pkwy	\$910,000
2009-10-26	791913	5991 S Happy Canyon Dr	\$435,000
2009-11-06	810984	5964 E Princeton Cir	\$1,170,000
2009-11-10	801311	4747 S Franklin St	\$3,900,000
2009-11-12	810529	5800 Piedmont Dr	\$3,800,000
2009-11-17	798628	7 E Belleview Pl	\$611,700
2009-11-17	821118	3 Viking Dr	\$600,000
2009-11-25	767972	20 Cherry Hills Farm Dr	\$2,100,000
2009-12-01	792322	82 Glenmoor Pl	\$2,721,600
2009-12-10	811216	22 Martin Ln	\$825,000
2009-12-11	804270	2135 E Grand Ave	\$1,350,000
2009-12-11	824367	29 Cherry Hills Farm Dr	\$1,375,000
2009-12-14	817177	5840 Southmoor Ln	\$1,100,000
2009-12-16	775636	1013 E Belleview Ave	\$3,216,000
2009-12-18	758673	4880 S Lafayette Ln	\$4,100,000
2009-12-23	811414	2 Sedgwick Dr	\$1,821,000
2009-12-28	814551	5271 E Nassau Cir	\$700,000
2009-12-29	827349	5891 S Happy Canyon Dr	\$500,000
2010-01-15	836446	5724 E Oxford Ave	\$867,000
2010-01-22	818843	4601 S Lafayette St	\$3,600,000
2010-02-16	782696	3 Martin Ln	\$2,750,000
2010-03-03	829033	4965 S Elizabeth Cir	\$1,650,000
2010-03-10	835522	39 Viking Dr	\$3,585,000
2010-03-15	805882	4380 S Downing St	\$1,825,000
2010-03-15	843716	20 Glenmoor Cir	\$1,175,000
2010-03-31	797699	3 Winwood Dr	\$4,950,000
2010-04-02	836318	81 Cherry Hills Farm Dr	\$1,350,000
2010-04-05	851869	4646 S Lafayette St	\$3,650,000
2010-04-16	768524	22 Foxtail Cir	\$1,600,000
2010-04-30	850712	67 Glenmoor Dr	\$1,200,000
2010-05-14	840857	5325 Sanford Cir	\$945,000
2010-05-27	851663	5755 E Oxford Ave	\$675,000
2010-06-01	793726	34 Glenmoor Dr	\$1,138,200
2010-06-03	862141	4795 S Lafayette St	\$3,925,000
2010-06-17	865887	4 Vista Rd	\$1,020,000
2010-06-18	806883	3901 S Cherry St	\$680,000
2010-06-18	850381	37 Glenmoor Dr	\$1,265,000



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2010-06-18	856129	3901 S Cherry St	\$680,000
2010-06-18	873504	6365 E Tufts Ave	\$1,086,200
2010-06-24	886448	4550 S University Blvd	\$1,500,000
2010-06-29	845927	4173 S Hudson Pkwy	\$1,125,000
2010-06-29	877927	5710 S Happy Canyon Dr	\$735,000
2010-06-30	832957	3681 S Albion St	\$790,000
2010-07-01	871860	4800 S Lafayette Ln	\$2,200,000
2010-07-14	707448	14 Cherry Hills Dr	\$2,800,000
2010-07-22	820471	46 Charlou Cir	\$1,000,000
2010-08-16	821030	4989 E Oxford Ave	\$812,500
2010-08-17	845033	19 Cherry Hills Park Dr	\$5,250,000
2010-08-17	893779	3251 Cherryridge Rd	\$1,092,000
2010-08-20	874910	2290 E Grand Ave	\$995,000
2010-08-27	829894	5134 E Princeton Ave	\$710,000
2010-08-27	914103	15 Sedgwick Dr	\$1,025,000
2010-08-30	898939	4030 S Hudson Way	\$1,000,000
2010-09-09	892889	20 Cherry Hills Park Dr	\$7,000,000
2010-09-16	899080	5402 Nassau Cir	\$1,029,000
2010-09-24	921281	4081 S Birch St	\$675,000
2010-09-30	917381	7 Gray Owl Rd	\$1,550,000
2010-10-05	911375	6425 Greenbriar Dr	\$1,780,000
2010-10-08	852412	41 Glenmoor Dr	\$1,300,000
2010-10-22	882817	4041 S Cherry St	\$619,000
2010-10-25	923394	1 Gray Owl Rd	\$1,212,500
2010-10-29	889568	11 Blackmer Rd	\$2,100,000
2010-10-29	893603	4 Ravenswood Rd	\$1,500,000
2010-11-04	911076	4737 S Fillmore Ct	\$1,925,000
2010-11-11	930964	1 Sunset Dr	\$1,018,900
2010-11-16	917239	2600 Cherryridge Rd	\$1,050,000
2010-11-30	932257	5285 Sanford Cir	\$1,090,000
2010-12-01	928949	4980 S Lafayette Ln	\$2,300,000
2010-12-13	940497	4995 S Vine St	\$1,597,000
2010-12-15	907972	4999 S Franklin St	\$3,100,000
2010-12-20	917133	4091 S Ivy Ln	\$785,000
2010-12-20	937494	47 Glenmoor Ct	\$975,000
2010-12-20	944634	3 Ravenswood Rd	\$1,050,000
2010-12-21	836250	5232 Nassau Cir	\$564,000
2010-12-22	946315	41 Martin Ln	\$950,000
2010-12-30	891953	7 Redhawk Run	\$1,690,000
2010-12-30	931732	5030 S Albion Way	\$1,025,000
2010-12-30	944978	7 Redhawk Run	\$1,690,000
2010-12-30	953442	5909 Southmoor Ln	\$1,645,000



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2011-01-06	888416	26 Sedgwick Dr	\$1,100,000
2011-01-12	943181	4225 S Bellaire Cir	\$2,200,000
2011-01-28	887827	23 Carriage Ln	\$4,800,000
2011-01-31	951151	6094 E Princeton Ave	\$520,000
2011-01-31	952808	3663 S Albion St	\$925,000
2011-02-03	946538	2035 E Chenango Ct	\$1,560,000
2011-02-04	954983	2 Cherrymoor Dr	\$908,000
2011-02-18	928630	3 Walden Ln	\$833,500
2011-02-18	948956	6304 E Stanford Ave	\$1,200,000
2011-02-23	935365	4941 Nassau Cir	\$797,000
2011-02-25	902652	25 Glenmoor Dr	\$1,443,000
2011-02-28	958270	4290 S Hudson Pkwy	\$800,000
2011-03-04	928039	1015 E Tufts Ave	\$2,575,000
2011-03-11	918201	3900 S Dexter St	\$720,000
2011-03-16	961627	4903 S Elizabeth Cir	\$2,350,000
2011-03-17	966474	4455 S Holly St	\$1,200,000
2011-03-22	962479	5770 E Nassau Pl	\$600,000
2011-03-24	971528	4865 S El Camino Dr	\$1,089,000
2011-03-28	971406	5741 E Princeton Ave	\$650,000
2011-03-30	956867	4765 S Clayton Ct	\$1,525,000
2011-04-14	969079	65 Cherry Hills Farm Dr	\$1,224,860
2011-04-18	963085	9 Sandy Lake Rd	\$2,550,000
2011-04-18	974496	5724 E Oxford Ave	\$848,000
2011-05-02	971320	1980 E Chenango Ct	\$1,250,000
2011-05-09	978929	9 Carriage Ln	\$880,000
2011-05-10	977038	4790 S Franklin St	\$1,750,000
2011-05-10	980574	6 Glenmoor Cir	\$1,475,000
2011-05-11	965733	3645 S Dahlia St	\$1,250,000
2011-05-12	980129	201 Summit Blvd	\$1,192,500
2011-05-17	979893	3 Carriage Brook Rd	\$1,350,000
2011-05-18	986474	63 Glenmoor Dr	\$1,335,000



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