

# HOMES FOR SALE BY PATRICK



## 265 Boulder View Road, Boulder

Unique floor plan designed to maximize spectacular views!

3 Beds • 3 Baths • 4136 Square Feet • \$1,120,000



## 8937 Little Raven Trail, Niwot

Expansive ranch-style nicely appointed on nearly 1 acre!

5 Beds • 8 Baths • 8369 Square Feet • \$1,625,000

**RE/MAX**  
**OF BOULDER**

2425 Canyon Blvd. #110  
Boulder, CO 80302

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**Attention Postmaster: Time Sensitive Material**

Presented By:  **THE PATRICK  
DOLAN TEAM**



Danny • Kelly • Patrick • Missy • Bryce • Ellie

**The #1 Team at RE/MAX of Boulder**

For Sale: 2056 Walnut St A, Boulder



# BOULDER VALLEY REAL ESTATE UPDATE

Prepared Especially for Client Name

**Real Estate Market Report**  
November 2018

## PATRICK'S LISTINGS



### 8315 Greenwood Drive

Niwot • \$1,195,000

This spacious and elegant 2 story is on a .65 acre lot with mature landscaping, has a new roof, new carpet and new paint plus a gourmet kitchen!

5 BEDS

5 BATHS

6984 SQ FT



### 2436 Bitterroot Circle

Lafayette • \$1,695,000

Exceptional custom home backs to Indian Peaks Golf Course. Enjoy the expansive mountain views and the multiple entertainment areas!

5 BEDS

8 BATHS

7423 SQ FT



### 1855 & 1857 23rd Street

Boulder • \$1,375,000

Great opportunity - 2 single family homes on 1 lot in Central Boulder. Zoned RH-2 with 4 unrelated occupants allowed per unit.

5 BEDS

4 BATHS

3305 SQ FT



### 3071 Carbondale Lane

Boulder • \$1,047,000

Enjoy low maintenance urban living in this contemporary townhome. The stylish interior offers a fabulous kitchen and spacious master suite!

4 BEDS

4 BATHS

2930 SQ FT



### 1155 Canyon Blvd #203

Boulder • \$829,900

This upscale and contemporary downtown condo has cherry wood flooring and a designer kitchen - walk to the Pearl Street Mall, trails and more!

2 BEDS

1 BATH

1142 SQ FT



### 7111 Cedarwood Circle

Boulder • \$747,500

This low maintenance patio home is just steps away from Boulder Country Club amenities. Comfortable interior offers a main floor master!

3 BEDS

3 BATHS

3576 SQ FT



### 835 8th Street

Boulder • \$1,850,000

The value is in the land! 12,500 square foot lot in one of Boulder's most coveted upper Chautauqua neighborhoods - build your dream home!

3 BEDS

4 BATHS

3236 SQ FT



### 8969 Little Raven Trail

Niwot • \$1,899,000

Stunning custom home with French country charm and extraordinary architectural detail. Multiple decks offer big sky and mountain views!

5 BEDS

7 BATHS

8311 SQ FT

## BOULDER COUNTY STATISTICS

SINGLE FAMILY HOME STATISTICS JANUARY - SEPTEMBER 2018\*

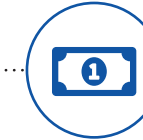


**TOTAL ACTIVE LISTINGS:**  
**FEWER HOMES FOR SALE**

2018: **824**

2017: **918**

↓ DOWN **10.2%** FROM 2017

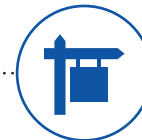


**AVERAGE SALES PRICE:**  
**PRICES ARE INCREASING**

2018: **\$755K**

2017: **\$685K**

↑ UP **10.1%** FROM 2017



**NUMBER OF SALES (YTD):**  
**SLIGHTLY DOWN**

2018: **2498**

2017: **2550**

↓ DOWN **2%** FROM 2017



**AVERAGE DAYS ON MARKET:**  
**SLIGHTLY DOWN**

2018: **56**

2017: **58**

↓ DOWN **3.5%** FROM 2017

\*Please note these are countywide statistics. If you have any questions or would like information on your home or neighborhood, contact our team today!



*Client Name,*

Winter couldn't wait to collide into fall! Although it's cold we won't complain about the views - the frosted Flatirons overlooking the autumn leaves are a sight to see!

We are keeping busy in this ever-changing market and are continuing to work hard before the end of the year. We are fortunate to have such wonderful Boulder Valley clients that keep us busy year-round!

If you are considering buying or selling, give me a call. The team and I would be happy to help!

Best Regards,

*Patrick*

Patrick Dolan  
Your Real Estate Specialist

**Selling Boulder Valley for over 35 years! Contact us today!**

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