

# 2008 Fort Collins ATT Neighborhood Sales Information

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Alphabetically Sorted



## MLS SOLD - Condo/Townhomes/Attached Dwellings

Subdivisions included had 2 or more sales in 2008

Data gathered and summarized by Tim DéLeon, [www.Focus1st.com](http://www.Focus1st.com) (1/14/2009)



### 2008 Fort Collins ATT Neighborhood Sales Information

<u>Subdivision</u>	<u>Number of Sales</u>	<u>High Price</u>	<u>Low Price</u>	<u>Average Price</u>	<u>Average DOM</u>	<u>Ave Yr Built</u>	<u>Sub Area</u>
Aberdeen At Waterglen	7	\$140,000	\$123,000	\$134,153	225	2004	11
Appleridge	9	\$129,500	\$90,000	\$118,211	144	1984	5
Arapahoe Farm	4	\$209,000	\$169,900	\$194,350	78	1996	17
Arapahoe Pines	4	\$116,850	\$110,000	\$114,063	104	1976	2
Aspen Village Condos	3	\$112,500	\$100,000	\$105,833	235	1988	10
Baystone	3	\$99,000	\$94,000	\$96,333	84	1980	8
Big Horn Village	3	\$130,250	\$117,900	\$124,383	117	2000	8
Brookside At Willow Springs	9	\$138,500	\$117,500	\$132,467	77	1999	20
Casa Grande Condos	3	\$185,000	\$159,000	\$173,000	76	1988	10
Chestnut Village	9	\$116,000	\$70,900	\$95,889	105	1987	10
Collindale	12	\$255,000	\$94,900	\$147,562	86	1985	15
Cottonwood	5	\$121,000	\$57,250	\$103,950	185	1967	11
East Village At Rigden Farm	6	\$197,000	\$159,000	\$171,233	130	2005	15
Fossil Creek	21	\$160,000	\$98,000	\$129,300	141	1997	20
Fossil Lake	7	\$265,882	\$192,500	\$221,706	64	2006	20
Gables At Silverplume	4	\$131,823	\$76,000	\$116,231	82	1984	10
Harmony Ridge	5	\$310,000	\$195,000	\$238,000	78	2001	19
Harvard Townhouse Condos	3	\$96,000	\$85,000	\$91,833	121	1972	15
Harvest Park	21	\$279,000	\$185,000	\$212,321	69	2003	20
Heatheridge Lakes	10	\$68,500	\$62,000	\$64,690	94	1974	9
Hill Pond	3	\$188,500	\$149,000	\$164,467	30	1977	9
Indian Hills West	3	\$243,000	\$227,500	\$235,167	52	1983	14
Innsbruch Village	3	\$88,000	\$85,000	\$86,000	350	1979	15
Landings Bay	5	\$160,000	\$116,000	\$146,180	65	2000	16
Leisure Village	3	\$155,000	\$150,000	\$152,833	135	1994	15
Linden Park	4	\$162,500	\$150,000	\$157,125	50	2004	20
Lodge At Miramont	7	\$155,500	\$115,860	\$137,894	126	2003	20
Lofts At Magnolia	4	\$638,000	\$375,885	\$508,471	178	2007	7
Mason Street North	5	\$305,000	\$176,000	\$244,000	249	2006	7
Mission Hills	4	\$93,000	\$78,000	\$86,475	118	1979	14
Morningside Village	15	\$255,360	\$129,000	\$191,105	140	2005	20
Myrtle Court	5	\$218,600	\$202,067	\$212,191	213	2007	13
Northfield	9	\$134,750	\$80,000	\$118,006	175	1997	9
Oakridge	7	\$483,406	\$291,988	\$382,054	236	2006	20
Oakridge Village	3	\$285,000	\$184,000	\$243,333	96	1993	20

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Observatory Village	3	\$211,000	\$175,000	\$187,667	144	2007	20
Old Town Lofts	3	\$295,000	\$201,685	\$235,228	343	2005	8
Old Town North-north Flats	6	\$270,000	\$175,000	\$224,643	169	2008	11
Paragon Point	3	\$264,000	\$204,000	\$237,667	81	1995	20
Park Lane	7	\$186,000	\$94,500	\$132,143	52	1976	11
Parkwood Gardens	4	\$104,000	\$71,500	\$89,000	124	1970	14
Peak View	4	\$209,900	\$195,900	\$205,575	136	2004	3
Penny Flats	3	\$459,900	\$279,900	\$359,100	446	2008	7
Pinnacle Townhomes	3	\$183,900	\$164,000	\$175,633	64	2003	14
Promontory	3	\$147,000	\$121,000	\$133,333	74	2002	18
Provincetowne	14	\$136,000	\$81,500	\$110,857	60	2003	20
Rams Park	4	\$147,000	\$143,000	\$145,175	106	2002	3
Registry Ridge	4	\$248,115	\$210,041	\$233,790	145	2008	19
Ridgewood Hills	7	\$217,000	\$112,000	\$178,857	55	1999	19
Rigden Farm	16	\$250,820	\$156,900	\$180,942	198	2004	15
Rockbridge	13	\$144,900	\$89,800	\$112,417	93	1997	18
Saddle Ridge	21	\$172,000	\$123,000	\$151,726	87	2000	3
Sage Creek	7	\$161,500	\$152,000	\$157,971	131	2001	20
Scotch Highlands	3	\$195,000	\$152,000	\$178,333	70	1986	15
Scotch Pines	11	\$124,500	\$70,000	\$103,255	206	1974	15
Sherwood Shores	5	\$162,000	\$134,900	\$146,980	113	1977	15
Sherwood Shores East	7	\$160,000	\$124,500	\$144,200	86	1979	15
Sidehill	28	\$176,401	\$124,120	\$148,300	91	2008	14
Silverplume	3	\$156,500	\$139,875	\$150,125	112	1980	10
Southmoor Village	4	\$193,400	\$150,000	\$171,350	201	1975	15
Southridge	3	\$312,500	\$185,000	\$260,833	89	1986	20
Stadium Village Condos	3	\$115,900	\$88,000	\$105,933	59	1996	4
Stanton Creek	9	\$159,900	\$141,900	\$152,756	54	1999	20
Stetson Creek	3	\$232,000	\$177,000	\$198,333	133	2000	20
Stone Ridge	3	\$260,000	\$222,000	\$246,333	46	1996	15
Stonehenge	3	\$169,800	\$155,000	\$162,600	87	1979	14
Summerhill	9	\$187,400	\$162,000	\$178,600	109	1996	9
Sundering	4	\$165,000	\$140,000	\$151,925	103	1986	9
Sunstone Condos	5	\$105,500	\$101,500	\$103,800	60	1984	10
Timbers	23	\$180,930	\$155,000	\$172,657	299	2007	20
Town Square Condo	3	\$85,000	\$79,500	\$81,700	122	1980	8
Trail West	12	\$189,500	\$110,000	\$149,750	128	1992	4
University Court	3	\$97,500	\$76,250	\$84,583	85	1984	8
Wildwood	7	\$165,000	\$138,000	\$150,543	79	1996	20
Willow Lane	22	\$165,000	\$71,400	\$119,818	134	1985	4
Willows At Rigden Farm	6	\$175,000	\$150,000	\$164,250	185	2004	15
Windmill	6	\$97,000	\$76,500	\$83,417	126	1978	15
Windtrail Park	4	\$146,500	\$135,000	\$141,250	70	1998	9
Woodbox	4	\$102,500	\$92,750	\$97,813	153	1972	7