

# 2008 Fort Collins SFR Neighborhood Sales Information

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Alphabetically Sorted



## MLS SOLD - Single Family Residences

Subdivisions included had 4 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 SFR 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> |
|---------------------|------------------------|-------------------|------------------|----------------------|--------------------|---------------------|-----------------|
| Alvin Miller        | 5                      | \$198,000         | \$164,500        | \$178,200            | 44                 | 1960                | 6               |
| Brightwater Landing | 24                     | \$265,000         | \$170,761        | \$217,041            | 139                | 2007                | 11              |
| Brittany Knolls     | 5                      | \$325,000         | \$249,500        | \$279,300            | 75                 | 1993                | 20              |
| Brown Farm          | 52                     | \$228,500         | \$160,000        | \$192,046            | 85                 | 1979                | 4               |
| Capitol Hill        | 8                      | \$319,000         | \$184,700        | \$247,213            | 73                 | 1928                | 7               |
| Caroline Mantz      | 6                      | \$280,000         | \$150,000        | \$201,742            | 50                 | 1952                | 8               |
| Cedar Village       | 7                      | \$269,500         | \$172,000        | \$219,829            | 71                 | 1981                | 10              |
| Cedarwood           | 6                      | \$252,900         | \$180,000        | \$203,146            | 87                 | 1976                | 4               |
| Clarendon Hills     | 9                      | \$535,000         | \$380,000        | \$430,322            | 92                 | 1992                | 19              |
| Clydesdale Park     | 12                     | \$520,000         | \$236,500        | \$357,737            | 168                | 2005                | 22              |
| Colland Center      | 9                      | \$242,000         | \$179,900        | \$213,489            | 81                 | 1984                | 20              |
| Collindale          | 15                     | \$305,000         | \$201,000        | \$265,860            | 67                 | 1984                | 15              |
| Continental North   | 6                      | \$380,000         | \$233,000        | \$290,417            | 87                 | 1988                | 21              |
| Countryside         | 18                     | \$152,500         | \$102,000        | \$132,256            | 111                | 1980                | 13              |
| Coventry            | 5                      | \$377,500         | \$286,500        | \$331,900            | 49                 | 1997                | 19              |
| Crafts              | 15                     | \$335,000         | \$150,200        | \$250,647            | 59                 | 1923                | 13              |
| Dakota Ridge        | 9                      | \$320,000         | \$255,000        | \$302,156            | 62                 | 1995                | 15              |
| Dellwood Heights    | 9                      | \$367,500         | \$242,060        | \$285,284            | 94                 | 1986                | 11              |
| Eagle Ranch Estates | 6                      | \$1,552,000       | \$615,000        | \$1,041,167          | 144                | 2004                | 20              |
| Eldorado Springs    | 5                      | \$280,000         | \$184,900        | \$237,280            | 50                 | 1974                | 15              |
| English Ranch       | 17                     | \$320,000         | \$209,000        | \$269,003            | 68                 | 1997                | 18              |
| Fairbrooke          | 20                     | \$300,000         | \$218,500        | \$248,765            | 75                 | 1992                | 4               |
| Fairview            | 10                     | \$235,000         | \$175,900        | \$196,690            | 57                 | 1963                | 8               |
| Fairview West       | 8                      | \$230,950         | \$187,000        | \$206,228            | 110                | 1968                | 8               |
| Foothills Park      | 5                      | \$243,000         | \$204,000        | \$218,600            | 88                 | 1986                | 10              |
| Fort Collins        | 26                     | \$499,500         | \$105,000        | \$235,550            | 73                 | 1931                | 11              |
| Fossil Lake Ranch   | 51                     | \$1,267,865       | \$280,000        | \$545,406            | 178                | 2006                | 20              |
| Four Seasons        | 13                     | \$280,000         | \$166,325        | \$231,465            | 92                 | 1985                | 17              |
| Fox Meadows         | 17                     | \$208,000         | \$155,000        | \$181,988            | 66                 | 1981                | 18              |
| Gates At Woodridge  | 8                      | \$460,000         | \$275,000        | \$377,525            | 95                 | 2000                | 17              |
| Golden Meadows      | 14                     | \$362,000         | \$204,900        | \$270,586            | 60                 | 1984                | 18              |
| Green Acres         | 5                      | \$180,000         | \$96,500         | \$150,880            | 86                 | 1976                | 3               |
| Greenbriar          | 7                      | \$201,500         | \$176,000        | \$185,343            | 81                 | 1992                | 11              |
| Greenstone          | 10                     | \$762,500         | \$350,000        | \$608,631            | 179                | 1996                | 20              |
| Hanna               | 8                      | \$205,000         | \$100,000        | \$163,738            | 73                 | 1972                | 6               |

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|-------------------------|----------------------------|-------------------|------------------|--------------------------|------------------------|-------------------------|---------------------|
| Harmony Crossing        | 15                         | \$247,000         | \$177,000        | \$208,813                | 67                     | 1997                    | 20                  |
| Harvest Park            | 26                         | \$320,000         | \$232,000        | \$275,354                | 88                     | 2003                    | 20                  |
| Hearthfire              | 7                          | \$597,000         | \$240,000        | \$396,600                | 117                    | 2004                    | 11                  |
| Highland Hills          | 6                          | \$665,000         | \$445,000        | \$543,983                | 94                     | 1999                    | 19                  |
| Highlander Heights      | 13                         | \$239,000         | \$178,000        | \$209,685                | 84                     | 1965                    | 13                  |
| Horsetooth Lake Estates | 7                          | \$345,000         | \$104,000        | \$209,643                | 63                     | 1993                    | 21                  |
| Huntington Hills        | 22                         | \$550,000         | \$152,000        | \$297,105                | 92                     | 1996                    | 20                  |
| Indian Hills Village    | 9                          | \$556,500         | \$152,000        | \$267,909                | 62                     | 1980                    | 14                  |
| Kensington South        | 6                          | \$225,000         | \$169,000        | \$186,500                | 56                     | 1980                    | 10                  |
| Kenwood Heights         | 6                          | \$425,000         | \$240,000        | \$292,400                | 127                    | 1943                    | 7                   |
| Landings                | 7                          | \$560,000         | \$230,000        | \$379,557                | 101                    | 1985                    | 18                  |
| Larkborough             | 17                         | \$201,000         | \$148,900        | \$177,109                | 81                     | 1980                    | 17                  |
| Le Jardin               | 8                          | \$775,000         | \$436,000        | \$568,884                | 234                    | 2007                    | 19                  |
| Lexington Green         | 7                          | \$257,000         | \$169,900        | \$221,843                | 111                    | 1971                    | 9                   |
| Linden Park             | 11                         | \$255,900         | \$181,500        | \$235,055                | 83                     | 2003                    | 18                  |
| Loomis                  | 10                         | \$475,000         | \$199,500        | \$315,540                | 96                     | 1913                    | 7                   |
| Maple Hill              | 67                         | \$320,000         | \$188,725        | \$220,956                | 202                    | 2007                    | 11                  |
| Meadows East            | 7                          | \$200,000         | \$137,500        | \$178,914                | 79                     | 1982                    | 15                  |
| Miller Brothers         | 27                         | \$229,900         | \$149,000        | \$185,631                | 66                     | 1960                    | 7                   |
| Miramont                | 8                          | \$645,000         | \$316,000        | \$470,375                | 139                    | 1999                    | 20                  |
| Mountain Range Shadows  | 36                         | \$150,000         | \$26,500         | \$100,540                | 86                     | 1982                    | 16                  |
| Mountain View Heights   | 10                         | \$397,000         | \$167,000        | \$227,600                | 126                    | 1974                    | 7                   |
| None                    | 33                         | \$2,000,000       | \$65,000         | \$325,921                | 108                    | 1940                    | 10                  |
| Oakridge Village        | 20                         | \$509,900         | \$216,000        | \$323,800                | 54                     | 1990                    | 20                  |
| Observatory Village     | 29                         | \$355,000         | \$215,000        | \$285,993                | 103                    | 2005                    | 20                  |
| Old Town                | 20                         | \$525,000         | \$129,000        | \$276,212                | 100                    | 1924                    | 9                   |
| Overlook At Woodridge   | 12                         | \$315,000         | \$255,000        | \$283,367                | 62                     | 1996                    | 17                  |
| Paragon Point           | 5                          | \$495,000         | \$260,000        | \$398,200                | 103                    | 1994                    | 20                  |
| Park South              | 8                          | \$235,000         | \$209,000        | \$221,530                | 91                     | 1997                    | 17                  |
| Parkwood                | 8                          | \$361,000         | \$234,500        | \$282,738                | 101                    | 1973                    | 14                  |
| Parkwood East           | 6                          | \$272,000         | \$199,500        | \$240,250                | 72                     | 1985                    | 14                  |
| Ponds At Overland Trail | 12                         | \$377,000         | \$230,000        | \$304,204                | 101                    | 2001                    | 3                   |
| Provincetowne           | 16                         | \$400,000         | \$137,100        | \$256,184                | 100                    | 2003                    | 20                  |
| Ptarmigan               | 19                         | \$620,000         | \$214,000        | \$389,191                | 148                    | 1997                    | 22                  |
| Quail Hollow            | 13                         | \$370,000         | \$235,000        | \$321,877                | 84                     | 1989                    | 5                   |
| Registry Ridge          | 20                         | \$467,500         | \$217,500        | \$289,264                | 116                    | 2003                    | 19                  |
| Richards Lake           | 7                          | \$350,000         | \$162,000        | \$240,821                | 128                    | 2003                    | 11                  |
| Richard's Lake          | 6                          | \$334,000         | \$193,000        | \$234,373                | 96                     | 2003                    | 9                   |
| Ridgewood Hills         | 46                         | \$453,000         | \$167,000        | \$291,270                | 90                     | 2001                    | 19                  |
| Rigden Farm             | 19                         | \$429,000         | \$219,000        | \$295,368                | 85                     | 2005                    | 15                  |
| Rosborough              | 26                         | \$220,000         | \$145,000        | \$191,518                | 61                     | 1985                    | 10                  |
| Sage Creek              | 7                          | \$339,000         | \$247,900        | \$293,200                | 57                     | 2003                    | 20                  |
| Shenandoah              | 11                         | \$287,900         | \$186,500        | \$227,755                | 100                    | 1999                    | 19                  |
| Sidehill                | 5                          | \$285,515         | \$190,000        | \$251,163                | 167                    | 2007                    | 14                  |
| Siena                   | 11                         | \$275,000         | \$219,900        | \$240,300                | 58                     | 1997                    | 3                   |
| Silver Oaks             | 8                          | \$311,500         | \$235,000        | \$266,050                | 59                     | 1994                    | 7                   |
| Silverplume Estates     | 10                         | \$248,000         | \$172,500        | \$223,530                | 93                     | 1987                    | 10                  |
| Silverwood Village      | 6                          | \$600,000         | \$192,500        | \$276,150                | 55                     | 1979                    | 15                  |

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|--------------------------|----------------------------|-------------------|------------------|--------------------------|------------------------|-------------------------|---------------------|
| Skyview                  | 12                         | \$195,000         | \$123,469        | \$156,089                | 84                     | 1974                    | 19                  |
| Skyview South            | 5                          | \$229,000         | \$121,000        | \$164,000                | 68                     | 1977                    | 19                  |
| South College Heights    | 26                         | \$265,500         | \$168,000        | \$206,847                | 84                     | 1961                    | 14                  |
| South Glen               | 7                          | \$234,900         | \$162,500        | \$184,757                | 68                     | 1984                    | 17                  |
| South Meadowlark Heights | 13                         | \$232,000         | \$176,000        | \$203,277                | 59                     | 1971                    | 10                  |
| Southmoor Village        | 12                         | \$340,000         | \$153,600        | \$241,158                | 76                     | 1978                    | 15                  |
| Southmoor Village East   | 7                          | \$352,000         | \$246,300        | \$278,933                | 133                    | 1982                    | 15                  |
| Springfield              | 10                         | \$229,000         | \$124,000        | \$148,790                | 69                     | 1986                    | 15                  |
| Stanton Creek            | 20                         | \$375,000         | \$206,000        | \$288,275                | 112                    | 2001                    | 20                  |
| Stetson Creek            | 10                         | \$405,500         | \$258,000        | \$345,730                | 78                     | 1998                    | 20                  |
| Stone Ridge              | 13                         | \$560,000         | \$282,000        | \$400,452                | 80                     | 1997                    | 15                  |
| Stonehenge               | 5                          | \$325,200         | \$224,900        | \$292,400                | 89                     | 1983                    | 14                  |
| Sunflower                | 7                          | \$158,000         | \$75,000         | \$120,271                | 188                    | 2004                    | 22                  |
| Sunrise Acres            | 6                          | \$191,500         | \$160,000        | \$175,583                | 118                    | 1976                    | 13                  |
| Sunstone Village         | 21                         | \$305,000         | \$190,000        | \$241,252                | 72                     | 1991                    | 18                  |
| Taft Canyon              | 15                         | \$545,250         | \$307,500        | \$394,133                | 103                    | 1990                    | 17                  |
| Trail Head               | 6                          | \$267,000         | \$234,500        | \$250,572                | 165                    | 2008                    | 11                  |
| University Acres         | 9                          | \$272,500         | \$189,900        | \$222,867                | 69                     | 1966                    | 13                  |
| Valley Hi                | 9                          | \$204,000         | \$160,000        | \$181,322                | 78                     | 1972                    | 4                   |
| Village East             | 10                         | \$202,700         | \$156,900        | \$181,110                | 76                     | 1976                    | 15                  |
| Village West             | 13                         | \$269,000         | \$189,000        | \$220,831                | 103                    | 1973                    | 9                   |
| Vista Bonita             | 10                         | \$510,000         | \$173,500        | \$326,065                | 115                    | 1990                    | 21                  |
| Wagon Wheel              | 24                         | \$218,000         | \$147,500        | \$185,431                | 96                     | 1985                    | 10                  |
| Warren Farms             | 15                         | \$215,000         | \$147,000        | \$172,131                | 117                    | 1999                    | 10                  |
| Warren Shores            | 7                          | \$1,081,000       | \$257,000        | \$422,343                | 57                     | 1976                    | 18                  |
| Waterglen                | 43                         | \$207,500         | \$136,700        | \$170,290                | 99                     | 2001                    | 11                  |
| Waterleaf                | 15                         | \$344,469         | \$284,288        | \$313,070                | 118                    | 2008                    | 20                  |
| West Side                | 10                         | \$429,000         | \$155,000        | \$241,180                | 74                     | 1917                    | 7                   |
| West Vine Bungalows      | 11                         | \$353,497         | \$267,000        | \$298,399                | 228                    | 2008                    | 4                   |
| Westchase                | 23                         | \$440,000         | \$235,000        | \$334,391                | 73                     | 2003                    | 20                  |
| Westfield Park           | 6                          | \$310,000         | \$207,500        | \$259,417                | 66                     | 2001                    | 16                  |
| Westlawn                 | 5                          | \$266,000         | \$194,000        | \$221,380                | 126                    | 1947                    | 8                   |
| Whalers Cove             | 7                          | \$265,000         | \$184,900        | \$227,186                | 69                     | 1984                    | 18                  |
| Wild Wood Farm           | 13                         | \$285,000         | \$199,500        | \$242,138                | 60                     | 1993                    | 16                  |
| Willow Park              | 15                         | \$250,000         | \$170,000        | \$205,560                | 65                     | 1986                    | 17                  |
| Willow Springs           | 13                         | \$470,000         | \$274,000        | \$390,269                | 95                     | 1998                    | 20                  |
| Woodlands                | 20                         | \$258,000         | \$132,500        | \$195,640                | 94                     | 1984                    | 17                  |
| Woodwest                 | 20                         | \$288,000         | \$177,000        | \$223,965                | 87                     | 1977                    | 10                  |