

# 2008 Greeley 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 Greeley 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>
Alta Vista	5	\$90,128	\$32,000	\$52,026	58	1937	16
Arlington	9	\$145,000	\$36,501	\$61,989	79	1945	15
Arrowhead	5	\$460,000	\$275,000	\$325,600	234	1985	20
Ashcroft Heights	27	\$202,000	\$116,000	\$155,182	84	2001	20
Balsam Village	17	\$134,000	\$55,000	\$91,715	43	2002	16
Bay At The Landings	12	\$167,500	\$114,800	\$135,832	50	2000	19
Bittersweet	13	\$207,000	\$130,000	\$176,021	60	1979	10
Broadview	6	\$129,900	\$74,000	\$98,575	53	1950	3
Broadview Acres	7	\$149,000	\$74,000	\$102,571	52	1964	4
Cascade Park	7	\$185,000	\$132,500	\$161,843	132	1973	14
Cascade Park South	6	\$172,000	\$125,000	\$153,667	100	1976	14
Cedarwoods	8	\$277,500	\$179,900	\$222,550	124	2002	11
Clover Creek	5	\$155,000	\$115,500	\$128,771	54	2001	3
Cottonwood Village	5	\$370,000	\$168,000	\$224,600	107	1966	10
Country Club Estates	5	\$240,000	\$175,500	\$203,900	94	1989	10
Country Club West	22	\$303,000	\$136,000	\$219,264	110	1998	10
Covington Knolls	5	\$650,000	\$477,900	\$556,980	229	1999	12
Cranford	14	\$264,900	\$75,000	\$137,486	62	1918	8
Davis	5	\$171,500	\$59,900	\$105,300	66	1953	8
Drakes Crossing	9	\$370,000	\$180,000	\$247,859	116	2002	12
East Meadows	19	\$115,000	\$73,600	\$91,822	55	2003	17
Edwards Homes	7	\$132,000	\$103,500	\$116,014	71	1971	2
Epples	7	\$42,000	\$23,000	\$33,336	105	1954	3
Evans	20	\$137,500	\$33,475	\$63,132	112	1947	16
Fairacres	8	\$165,000	\$103,000	\$134,829	103	1947	8
Farrs	20	\$147,000	\$72,000	\$109,410	83	1956	14
Forest Glen At Kelly Farm	6	\$371,000	\$280,000	\$333,496	107	2004	2
Fox Run	9	\$261,355	\$164,000	\$211,622	148	2005	11
Franklin	7	\$135,000	\$74,000	\$91,393	56	1971	3
Gardenside	5	\$84,000	\$37,500	\$61,300	103	1948	3
Gateway Estates	65	\$235,000	\$107,000	\$153,235	65	2005	20
Gateway Lakes	30	\$193,500	\$100,000	\$134,854	79	2005	20
Grapevine Hollow	22	\$225,000	\$135,000	\$183,228	73	2005	20
Greeley	43	\$350,000	\$22,650	\$65,735	97	1915	6
Greeley Ind Dk Orange	5	\$62,000	\$32,000	\$47,270	96	1913	3

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Green Meadows	9	\$135,970	\$68,000	\$96,703	68	1988	19
Highland Park West	5	\$360,000	\$201,500	\$296,100	71	1990	12
Hill-n-park	10	\$88,500	\$31,700	\$52,480	47	1992	20
Hillside	8	\$151,470	\$84,694	\$119,883	74	1961	15
Homestead Heights	8	\$259,900	\$185,000	\$218,505	182	2003	12
Houston Heights	7	\$125,000	\$43,350	\$75,293	104	1951	4
Hunters Cove	6	\$290,000	\$169,000	\$212,703	172	2001	1
Hunters Reserve	24	\$156,250	\$95,000	\$122,106	90	2001	19
Kelly Farm	23	\$435,000	\$135,000	\$271,484	126	2001	2
Mountain Shadows	39	\$224,000	\$139,000	\$186,619	176	2005	22
Mountain View	8	\$127,500	\$40,950	\$95,744	147	1938	7
Mountain Vista	11	\$417,500	\$180,000	\$287,270	107	2004	11
Nevilles Crossing	13	\$435,000	\$235,000	\$330,000	118	2005	20
None	6	\$712,000	\$85,000	\$311,667	58	1958	12
North Point	8	\$150,000	\$114,500	\$132,688	76	2004	19
Northview	7	\$130,000	\$60,000	\$93,857	100	1999	3
Parkview	24	\$107,000	\$53,500	\$84,205	81	1998	17
Parkview South	18	\$134,000	\$60,000	\$96,856	64	2001	17
Pheasant Run	12	\$155,000	\$87,500	\$127,700	115	1981	2
Platte Valley	10	\$129,900	\$70,800	\$100,520	54	1981	18
Poudre River Ranch	12	\$687,900	\$266,000	\$411,642	133	2006	1
Promontory	11	\$275,000	\$124,200	\$197,673	99	2004	22
Pumpkin Ridge	8	\$307,000	\$184,000	\$216,988	111	2006	2
Ridge At Prairie View	10	\$159,900	\$114,900	\$134,030	88	2004	19
Riverview Farm	34	\$162,900	\$85,000	\$122,703	183	2006	18
Rolling Hills	28	\$184,900	\$85,000	\$133,384	114	1970	9
Scotts	8	\$112,000	\$30,000	\$57,588	98	1947	3
Sherwood Park	5	\$155,500	\$134,900	\$147,280	78	1967	8
Sommersett	5	\$140,000	\$72,900	\$91,580	55	2000	17
Southmoor Village	12	\$120,000	\$50,000	\$87,383	103	1975	19
Southridge	5	\$150,000	\$130,000	\$142,940	80	1974	14
St Michaels	28	\$440,000	\$175,500	\$255,190	104	2005	21
Sundown Estates	6	\$189,577	\$99,000	\$130,396	79	1986	19
Sunny View	8	\$119,000	\$55,900	\$80,550	87	1963	19
T Bone Ranch	12	\$278,000	\$138,000	\$198,442	80	1999	20
Tuscany	8	\$217,000	\$138,000	\$163,500	106	2004	20
Village	9	\$155,000	\$47,000	\$86,791	109	1974	19
Virginia Hills	19	\$210,000	\$106,500	\$167,051	100	1982	13
Ward Acres	6	\$103,000	\$30,000	\$55,000	111	1961	3
Weber West	31	\$202,500	\$131,000	\$162,440	91	1995	3
Wedgewood	12	\$116,900	\$42,000	\$66,233	100	1981	17
West Hill-n-park	13	\$131,900	\$39,500	\$87,838	80	1998	20
West Lake Park	7	\$136,000	\$104,000	\$122,757	72	1978	14
West Point	18	\$520,000	\$170,900	\$259,489	139	2001	2
West T Bone Ranch	11	\$284,900	\$147,000	\$213,655	104	2002	20
Westmoor	5	\$168,000	\$96,000	\$134,791	115	1976	2
Westmoor Acres	5	\$163,000	\$103,000	\$133,550	37	1978	2
Westmoor West	12	\$230,000	\$97,000	\$159,665	59	1984	2

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Westridge	8	\$435,000	\$163,000	\$268,000	99	1985	12
Westview	31	\$150,000	\$49,000	\$111,276	108	1961	9
Willowbrook	25	\$174,587	\$87,000	\$134,019	74	2002	19
Wilshire	8	\$143,000	\$82,400	\$106,048	78	1960	9
Woodbriar	5	\$157,000	\$73,000	\$116,511	78	1972	9