

## RECENT SUCCESSES

WITH PATRICK DOLAN



**SOLD!**

**4730 Holiday Drive #202 | Sold for \$375,000**  
1 Bedroom, 1 Bathroom | 804 Square Feet



**SOLD!**

**600 Manhattan Drive #C2 | Sold for \$359,900**  
2 Bedrooms, 2 Bathrooms | 1,157 Square Feet



2425 Canyon Boulevard #110  
Boulder, CO 80302

**Attention Postmaster:  
Time Sensitive Material**

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STANDARD  
US POSTAGE  
PAID  
REAL  
MARKETING



PRESENTED BY  
Patrick Dolan Team  
REALTORS®

303.441.5642  
PatrickDolanTeam@gmail.com

Connect with us on [f](#) [t](#) [in](#)  
Each office independently owned and operated.

"Tom and I appreciated working with Patrick and his team of professionals. Patrick's advice during our home selling process was invaluable and pertinent, and resulted in a smooth and timely sale of our home. His team was knowledgeable about and responsive to the various intricacies of the selling process. We would happily recommend Patrick and his group."

~Tom and Cathy H. | 2016



## BOULDER VALLEY REAL ESTATE UPDATE

Prepared Especially for Thomas and Angela Stevenson

Real Estate Market Report  
January 2017



FEATURED LISTINGS | By Patrick Dolan



For Sale  
14087 Lexington Circle  
5 Bedrooms, 6 Bathrooms  
9,300 Square Feet  
\$1,749,000



For Sale  
321 Majestic View Drive  
2-Acre Lot with Views  
\$749,000



For Sale  
231 Ponderosa Drive  
3 Bedrooms, 4 Bathrooms  
4,876 Square Feet  
\$1,399,000



For Sale  
1893 Saddleback Lane  
3 Bedrooms, 3 Bathrooms  
3,200 Square Feet  
\$1,700,000



Coming Soon!

1981 Timber Lane  
5 Bedrooms, 5 Bathrooms  
4,548 Square Feet  
\$1,250,000



For Sale

1655 Walnut Street #107  
2 Bedrooms, 2 Bathrooms  
1,395 Square Feet  
\$897,000



For Sale

1334 S. Weldona Lane  
3 Bedrooms, 3 Bathrooms  
2,286 Square Feet  
\$499,900



For Sale

2372 Willow Creek Drive  
4 Bedrooms, 4 Bathrooms  
4,051 Square Feet  
\$1,575,000

Thomas and Angela,  
My marketing is representative of the time, effort, and money you have spent in obtaining and maintaining your home. If you are looking to sell, let me help you achieve exceptional results. Call me today at 303.441.5642.

Dear Thomas and Angela,

Another year has come and gone (WOW!) I wanted to take the time to say THANK YOU for all your support and referrals over the past 33 years! I would not be where I am today without you! My door is always open or phone always on if you ever want to talk real estate. Once again THANK YOU and I wish that 2017 brings you PEACE, JOY, AND HAPPINESS.

-Patrick

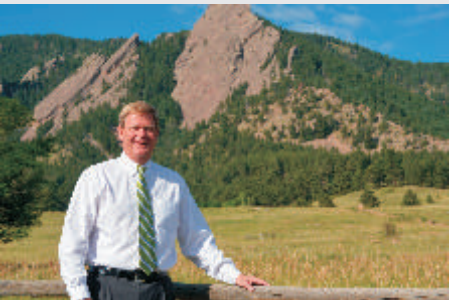
10 VITAL STATISTICS FOR BOULDER COUNTY

SINGLE FAMILY HOMES | 2016

January through November

	Year 2016	% Change	Year 2015
Total Active Residential Listings	578	-14.7%	678
Median Sales Price	\$530,287	+14.0%	\$465,000
Average Sales Price	\$653,520	+13.7%	\$574,825
Sales Price to List Price Ratio	99.3%	No Change	99.3%
Average Market Time	62	-1.6%	63
Number of Sales YTD	2,962	-9.4%	3,269
Number of Expired Listings	82	-23.7%	107
Number of Months of Inventory	2.1	-8.7%	2.3
Percentage Under Contract	44%	-8.3%	48%
30 Year Fixed Rate Mortgage	3.77%	-4.3%	3.94%

\*From IRES MLS 12/10/2016



YOUR BOULDER VALLEY  
REAL ESTATE SPECIALIST

Patrick Dolan

REALTOR®  
RE/MAX of Boulder Inc.

303.441.5642

PatrickDolanTeam@gmail.com

We Do  
Free Home  
Evaluations!

If you are curious about  
your home or the current  
market, call me today!

-Patrick Dolan