

RECENT SUCCESSES

WITH PATRICK DOLAN

SOLD!



219 Meadow View Parkway
6 Beds, 5 Baths
4,612 Square Feet
Sold for \$840,000

SOLD!



1093 10th Street
4 Beds, 3 Baths
2,270 Square Feet
Sold for \$950,000

SOLD!



1043 Sparrow Hawk Drive
3 Beds, 3 Baths
3,146 Square Feet
Sold for \$360,000

SOLD!



2320 W. Hecla Drive
3 Beds, 3 Baths
2,223 Square Feet
Sold for \$610,000



2425 Canyon Boulevard #110
Boulder, CO 80302

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PRESENTED BY
Patrick Dolan Team
REALTORS®

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PatrickDolanTeam@gmail.com

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Each office independently owned and operated.

Thank you for voting us best
Realtors in Boulder County
Gold 2015 and 2016! We
appreciate your continued
support and referrals!
~Patrick

BOULDER VALLEY REAL ESTATE UPDATE

Prepared Especially for Thomas and Angela Stevenson

Real Estate Market Report
October 2016



FEATURED LISTINGS | By Patrick Dolan



For Sale

2372 Willow Creek Drive
4BD, 4BA, 4,051 Sq.Ft. | \$1,575,000



For Sale

8708 Skyland Drive
5BD + Office, 7BA, 7,757 Sq.Ft. | \$1,399,000



For Sale

14087 Lexington Circle
5BD, 6BA, 9,326 Sq.Ft. | \$1,495,000



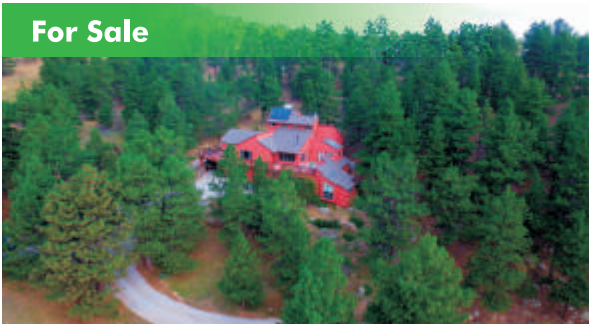
For Sale

231 Ponderosa Drive
3BD, 4BA, 4,876 Sq.Ft. | \$1,495,000



For Sale

1893 Saddleback Lane
3BD, 3BA, 3,200 Sq.Ft. | \$1,700,000



For Sale

1981 Timber Lane
5BD, 5BA, 4,548 Sq.Ft. | \$1,250,000



For Sale

1655 Walnut Street
2BD, 2BA, 1,395 Sq.Ft. | \$897,000



For Sale

1334 S. Weldona Lane
3BD, 3BA, 2,286 Sq.Ft. | \$505,000



For Sale

1876 Alma Lane
5BD, 4BA, 3,276 Sq.Ft. | \$649,900

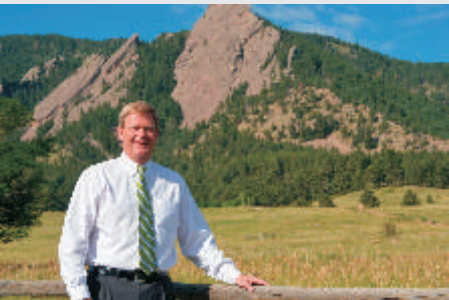
10 VITAL STATISTICS FOR BOULDER COUNTY

SINGLE FAMILY HOMES | 2016

January through August

	Year 2016	% Change	Year 2015
Total Active Residential Listings	851	-9.2%	937
Median Sales Price	\$537,491	+14.5%	\$469,500
Average Sales Price	\$656,625	+14.0%	\$575,845
Sales Price to List Price Ratio	99.6%	+0.2%	99.4%
Average Market Time	61	-3.2%	63
Number of Sales YTD	2,194	-10.4%	2,450
Number of Expired Listings	37	-63.2%	58
Number of Months of Inventory	3.1	No Change	3.1
Percentage Under Contract	45%	No Change	45%
30 Year Fixed Rate Mortgage	3.44%	-12.0%	3.91%

*From IRES MLS 09/10/2016



YOUR BOULDER VALLEY
REAL ESTATE SPECIALIST

Patrick Dolan

REALTOR®
RE/MAX of Boulder Inc.

303.441.5642

PatrickDolanTeam@gmail.com

"His team was always one step ahead, prepared, and willing to see the process through the extra mile (or three in our case). Patrick, Missy, Stephanie, Kelly, and Danny were always available and ready to assist in any way they could. We have and will continue to recommend Patrick and his team to anyone looking to buy or sale in the Boulder area. They're awesome! Thank you guys!"

~Doug and Julie S.
August 2016

If you want to talk Real Estate, Call Me!
-Patrick Dolan