

# RECENT SUCCESSES

WITH PATRICK DOLAN



**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!**

**1635 Sugarloaf Road**  
3 Beds, 4 Baths  
4,083 Square Feet  
Sold for \$888,000



**SOLD!**

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



2425 Canyon Boulevard #110  
Boulder, CO 80302

**Attention Postmaster:  
Time Sensitive Material**

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US POSTAGE  
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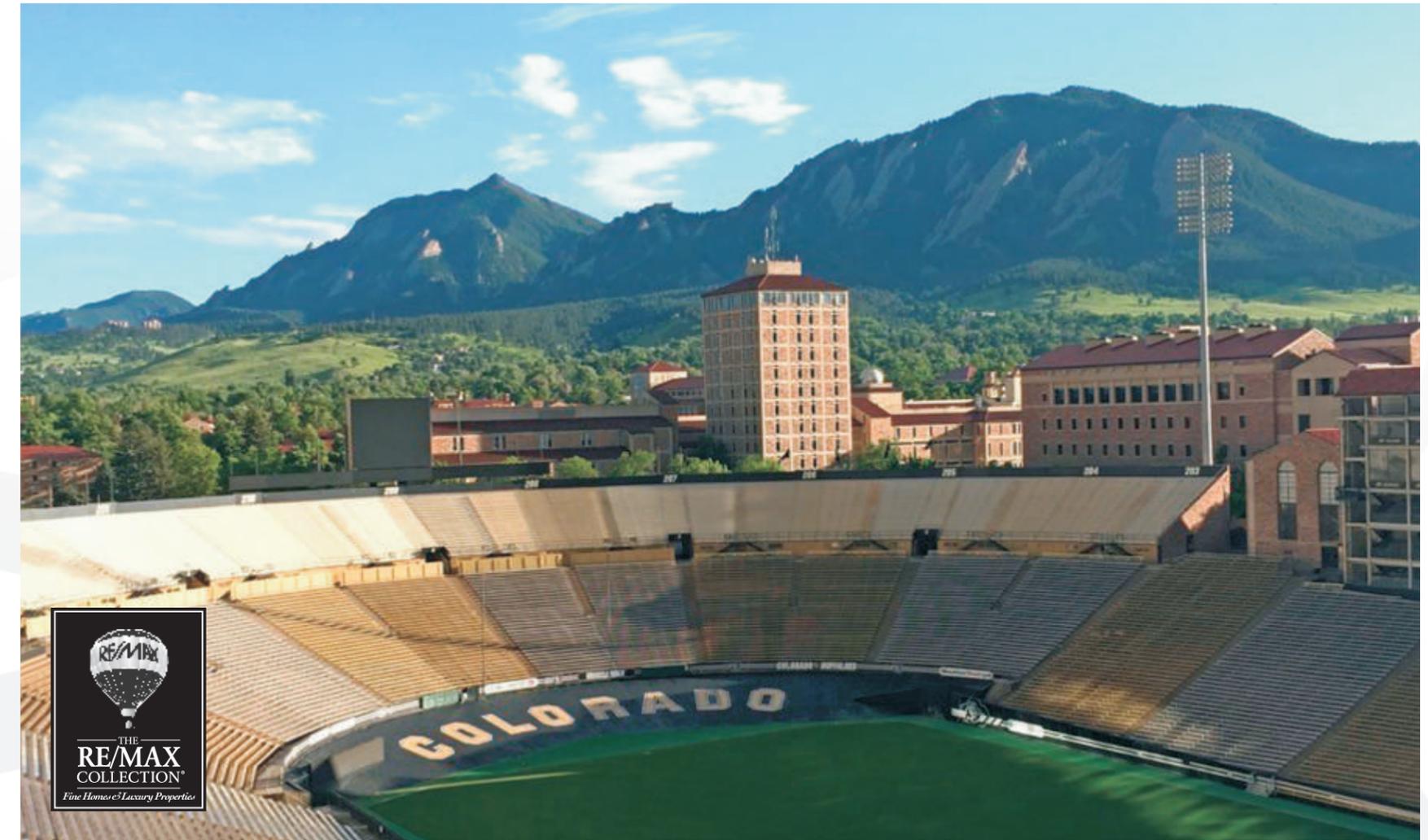
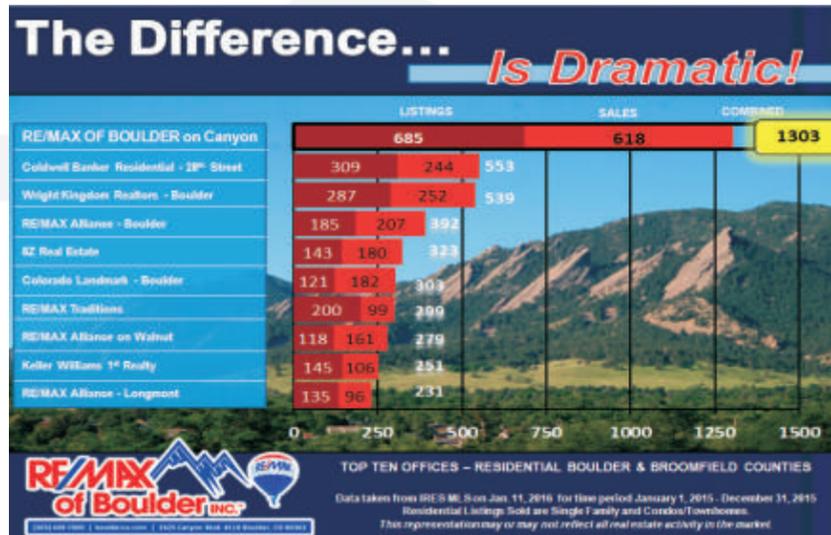


PRESENTED BY  
Patrick Dolan Team  
REALTORS®

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Each office independently owned and operated.



# BOULDER VALLEY REAL ESTATE UPDATE

Prepared Especially for Thomas and Angela Stevenson

Real Estate Market Report  
September 2016

# FEATURED LISTINGS | By Patrick Dolan



**For Sale**  
1876 Alma Lane  
5BD, 4BA, 3,276 Sq.Ft. | \$698,00



**For Sale**  
1455 Ithaca Drive  
3BD, 2BA, 1,426 Sq.Ft. | \$699,700



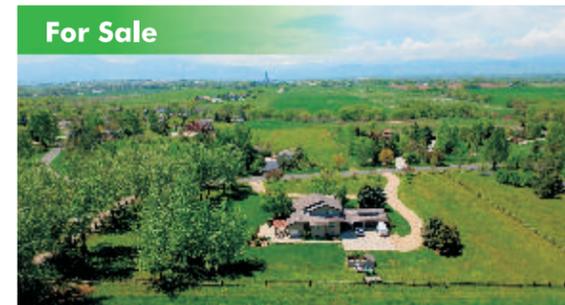
**For Sale**  
231 Ponderosa Drive  
3BD, 4BA, 4,876 Sq.Ft. | \$1,495,000



**For Sale**  
825 Rockway Place  
4BD, 3BA, 3,145 Sq.Ft. | \$799,000



**For Sale**  
1334 S. Weldona Lane  
3BD, 3BA, 1,770 Sq.Ft. | \$514,900



**For Sale**  
2372 Willow Creek Drive  
4BD, 4BA, 4,051 Sq.Ft. | \$1,697,000



**Under Contract**  
6309 Spring Gulch Street  
2BD, 3BA, 1,886 Sq.Ft. | \$350,000



**Under Contract**  
219 Meadow View Parkway  
6BD, 5BA, 4,612 Sq.Ft. | \$848,700



**Under Contract**  
10443 Sunlight Drive  
5BD, 36BA, 5,381 Sq.Ft. | \$1,197,000

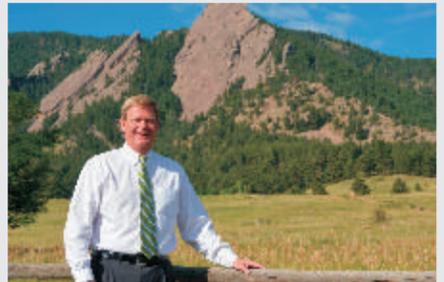
## 10 VITAL STATISTICS FOR BOULDER COUNTY

SINGLE FAMILY HOMES | 2016

January through July

	Year 2016	% Change	Year 2015
Total Active Residential Listings	892	-10.1%	992
Median Sales Price	\$535,000	+14.1%	\$469,000
Average Sales Price	\$658,206	+13.3%	\$581,015
Sales Price to List Price Ratio	99.8%	+0.4%	99.4%
Average Market Time	62	-4.6%	65
Number of Sales YTD	1,870	-9.3%	2,062
Number of Expired Listings	27	-46.0%	50
Number of Months of Inventory	3.3	-2.9%	3.4
Percentage Under Contract	45%	-8.2%	49%
30 Year Fixed Rate Mortgage	3.44%	-15.1%	4.05%

\*From IRES MLS 08/10/2016



YOUR BOULDER VALLEY  
REAL ESTATE SPECIALIST

Patrick Dolan

REALTOR®  
RE/MAX of Boulder Inc.

303.441.5642

PatrickDolanTeam@gmail.com

"I highly recommend Patrick Dolan and his team of real estate experts. They helped us purchase a home in 2014, and sell our home in 2016. During both the purchasing and selling process, they were exceedingly helpful and patient with our exacting demands. I really appreciated that Patrick listened to my feedback. He also had the strength, and integrity to push back on me when appropriate. I found that vital and feel like we were able to negotiate a better price because of it."

~Erik & Evelyn B.  
Sold 1407 Pinewood

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