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ROBERT MARINARO | MARY BETH MARINARO
MHS, CLHMS-GUILD | CT(ASCP), CLHMS-GUILD
BROKER ASSOCIATES/REALTORS®

720.515.7066

rmb@legacygroupestates.com

www.LegacyGroupEstates.com

@LegacyGroupEstates @Robert.MaryBeth.Marinaro



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2022 1ST QUARTER SALES TRENDS



TOTAL
HOMES
SOLD

13

Q1 2021 Total:

24

11 Less This Year



AVERAGE
SOLD
PRICE

\$2,238,045

Q1 2021 Average:

\$1,805,229

24.0% Increase This Year



AVERAGE
DAYS ON
MARKET

22

Q1 2021 Average:

54

32 Days Less This Year



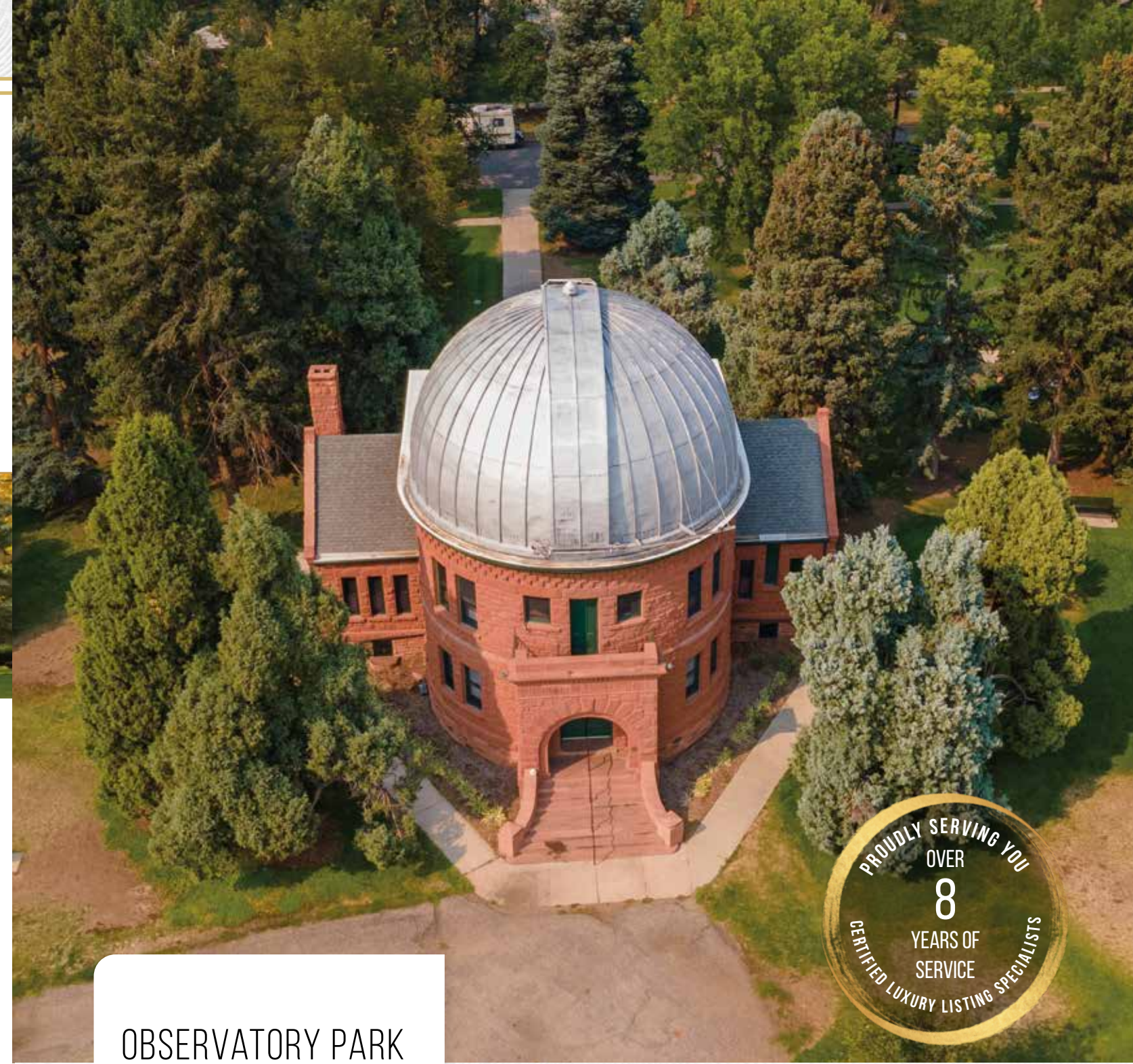
AVERAGE
SOLD PRICE TO
LIST PRICE RATIO

104.0%

Q1 2021 Average:

98.2%

5.8% Increase This Year



OBSERVATORY PARK & UNIVERSITY PARK

PRESENTED BY *Robert & Mary Beth Marinaro*
YOUR OBSERVATORY PARK & UNIVERSITY PARK REAL ESTATE SPECIALISTS

1ST QUARTER REVIEW 2022
REAL ESTATE MARKET REPORT

Prepared Especially for
FUTURE FRIENDS AND NEIGHBORS

ONELUXE
REALTYONEGROUP INTERNATIONAL

THE
LEGACY
GROUP LLC

Dear Future Friends and Neighbors,
These statistics represent the current market trends in your community. For an in-depth analysis on how these trends affect your home's value, call us today at 720.515.7066 or email us at rmb@legacygroupestates.com for a free consultation.

Data based on listings from REColorado from January 1st to March 31st, 2021 and 2022. Information deemed accurate but not guaranteed.



ROBERT MARINARO
MHS, CLHMS-GUILD

MARY BETH MARINARO
CT(ASCP), CLHMS-GUILD

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Dear Future Friends and Neighbors,

Receive the most accurate assessment of your home's value, provided to you as a complimentary service by Robert and Mary Beth Marinaro, your Observatory Park and University Park real estate specialists. You will not be contacted with any other solicitation.



[LegacyGroupEstates.com](https://www.LegacyGroupEstates.com)

Your Dreams Matter. We Help You Achieve Them.

OBSERVATORY PARK & UNIVERSITY PARK REAL ESTATE MARKET REPORT

HOMES FOR SALE

STATUS	STREET NAME	BEDS	BATHS	EST. SQ. FT.*	LIST PRICE
Active	S Cook Street	2	2	1,000	\$640,000
Active	S Josephine Street	2	2	800	\$700,000
Active	E Iliff Avenue	3	2	1,500	\$895,000
Active	S Josephine Street	3	3	1,900	\$1,300,000
Active	S Josephine Street	2	2	2,500	\$1,550,000
Active	S Josephine Street	5	5	4,100	\$1,950,000
Active	S Josephine Street	5	5	4,100	\$2,095,000
Active	S Monroe Street	5	4	3,100	\$2,200,000
Active	S Monroe Street	6	6	3,700	\$2,770,000
Active	S Adams Street	7	4	4,300	\$2,900,000

There are 5 homes currently pending.

For more information about any of these homes, contact us today at **720.515.7066**.

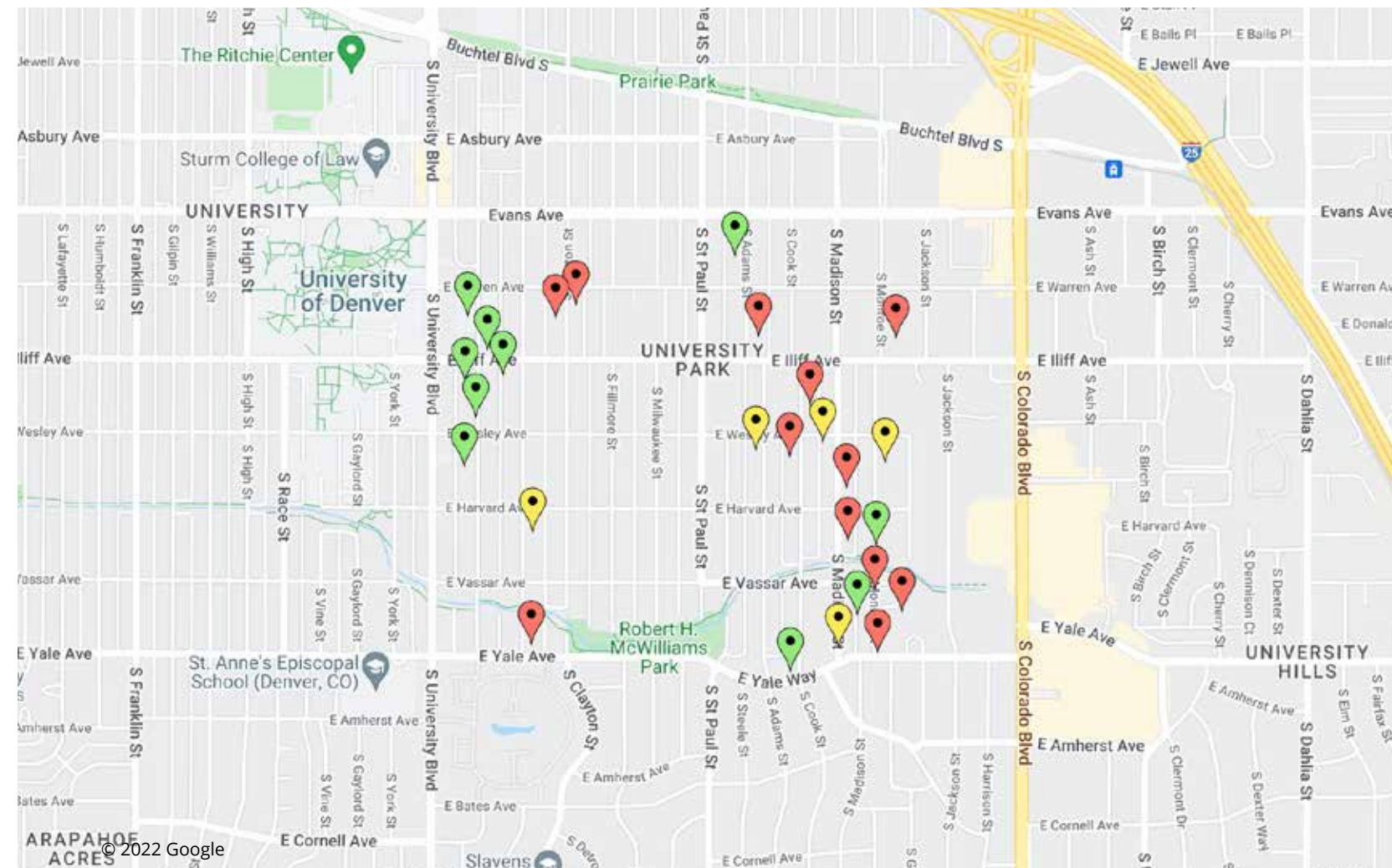
HOMES SOLD RECENTLY

STATUS	STREET NAME	BEDS	BATHS	EST. SQ. FT.	LIST PRICE	SOLD PRICE	SOLD DATE
Sold	S Monroe Street	5	5	3,252	\$1,600,000	\$1,677,500	04/12/22
Sold	S Clayton Street	4	3	2,007	\$1,395,000	\$1,570,000	04/07/22
Sold	S Adams Street	5	6	4,516	\$2,675,000	\$2,600,000	04/06/22
Sold	S Clayton Street	5	5	3,301	\$2,695,000	\$2,850,000	03/30/22
Sold	S Cook Street	5	5	3,883	\$1,995,000	\$2,120,000	03/29/22
Sold	S Garfield Way	6	7	4,030	\$2,650,000	\$2,867,545	03/22/22
Sold	S Monroe Street	6	6	3,705	\$2,365,000	\$2,297,039	03/21/22
Sold	S Columbine Street	3	2	1,258	\$800,000	\$850,000	03/17/22
Sold	S Madison Street	7	6	3,939	\$2,995,000	\$2,995,000	03/17/22
Sold	S Madison Street	3	3	3,145	\$1,800,000	\$2,400,000	03/14/22
Sold	S Cook Street	4	5	3,575	\$1,950,000	\$2,020,000	03/10/22
Sold	S Monroe Street	5	6	4,946	\$3,500,000	\$3,500,000	02/25/22

CURRENT ACTIVITY

Active Pending Sold

12 Homes Recently Sold | **\$1,700,000** Average Active List Price | **22** Average Days On Market (Solds) | **\$2,312,257** Average Sold Price



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This map is a visual representation of the data on the opposing page. The data and corresponding location pins are deemed to be accurate but not guaranteed. Some location pins may not be visible and/or updated with the latest location data.