

# The Centaur Village North Report

*A Resource for a Very Special Lafayette Neighborhood*

by CVN resident **Paul Dart**

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**CVN Market Grows At Near Record Rate in 2017**

# Centaur Village North Report

Vol. 55

*A Resource for a Very Special Lafayette Neighborhood*

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## 2017 CVN Market by the Numbers

Average Sales Price

**Up 13.9%**

\$467,275

Median Sales Price

**Up 13.8%**

\$475,000

### 2017 marks the 5th year since the Front Range emerged from the Great Recession

Fueled by the combination of real estate prices that had not changed here since the Tech Bubble had burst in 2001, buying power that had accumulated during that time as incomes increased at 5% per year, and record low numbers of homes for sale as inventory had declined since 2001, starting in 2013 buyers came out in force to snap up bargain-priced houses. We had weathered the Great Recession very well, with housing prices off just 4% on average against markets around the nation free-falling -30% to -40% and more. Since that time the Boulder County market has appreciated 54% on average. But what about our neighborhood?

Highest Sales Price

**\$570,000**

1419 Cypress

Lowest Sales Price

**\$375,000**

1281 Doric

**25%**

Percent of sales over

**\$500,000**

5 out of 20

**Two**

The number of sales under \$400,000.

Highest Price/SqFt

**\$302**

825 Orion

Lowest Price/SqFt

**\$166**

1145 Atlantis

**Six**

The number of properties that sold below their listed price.

**101.4%**

The average percentage properties sold over their listed price.

**July**

Month with the most closings.

**Jan., April, Oct.**

Months with no closings.

**70% & 71%**

The increase in the Av. & Median sales prices since the recession ended in 2013.

**Highest**  
Percentage & amount paid over the listed price.

**113%**

**\$55,500**

1279 Cressida

**50%**

**Bi-levels**

Models that made up all sales.

25% 2 Stories

20% Ranches

5% Tri-levels

	2013	2014	2015	2016	2017
Average Sales Price	\$296,836	\$330,593	\$384,248	\$410,048	\$467,275
Percent Change	7.1%	11.4%	16.2%	6.7%	13.9%
Median Sales Price	\$297,000	\$320,000	390,000	\$417,500	\$475,000
Percent Change	7.2%	7.7%	21.9%	7.1%	13.8%
Number Sold	25	17	21	16	21
Percent Change	25.0%	-32.0%	23.5%	-23.8%	31.3%
Sales price/List price	98.4%	100.0%	102.0%	102.9%	101.4%
Percent Change	0.02%	1.7%	2.0%	0.08%	-1.4
Average Days to Offer	14	18	5	13	8.8
Percent Change	-34.9%	24.6%	-70.3%	148.2%	-32.5%

### A few notes:

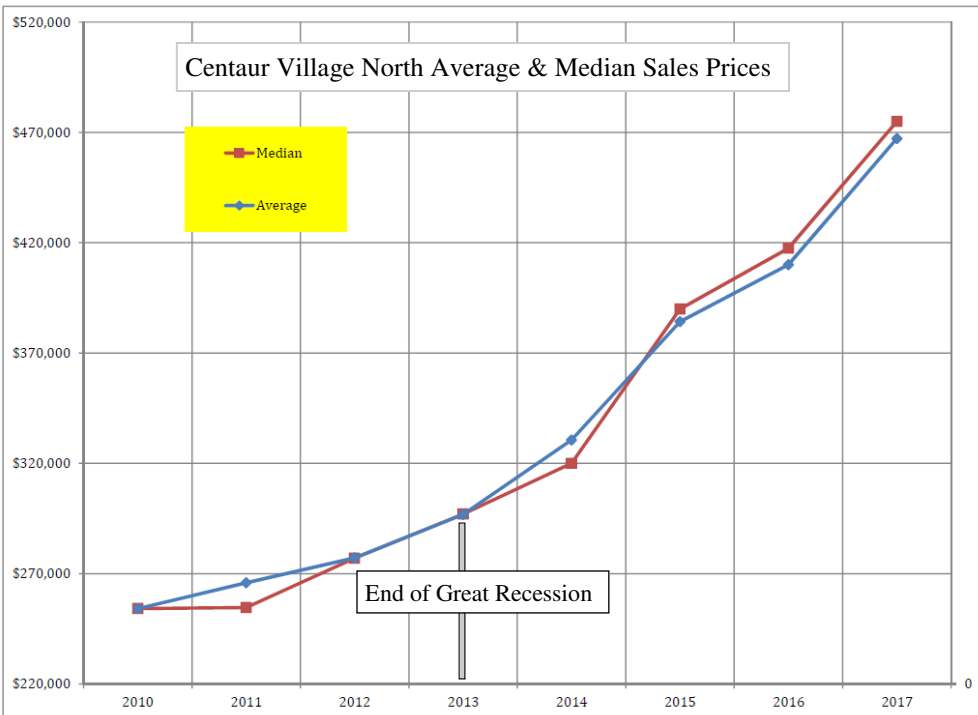
There were 2 off-market sales in 2016. From the public records it was apparent that both of those were between family members, one at a bargain price of \$300,000 and the other at a market price of \$450,000. To preserve the integrity of the data, only the property which sold at a market price is included in the data analysis, but both are included with an asterisk in the chart of neighborhood sales on page 2.

## Current CVN Market

### UNDER CONTRACT

**1304 Ceres Dr.** 1834 Sqft 2-story. \$444,900.  
Listed 11/6/17. 3 beds, 1 3/4 & 1 1/2 baths.  
**Original finishes.**  
**780 Delphi Dr.** 2766 Sqft Tri-level. \$450,000.  
Listed 10/29/17. 3 beds, 2- ull baths.  
**Largely original with 1000 sqft addition.**  
**ACTIVE**  
**1299 Doric Dr.** 2779 Sqft 2-Story. \$485,000.  
Listed 1/10/18 . 4 beds, 1- full, 1 3/4 & 1 1/2  
baths. **Largely original, unfinished basement.**

**UNDER CONTRACT** We've been following the curious case of the two houses that as of last month had yet to attract buyers. I'm happy to report they are now both under contract. Located on a quiet, mid-block lot, **1304 Ceres** is the smaller, 2nd-generation 2-story with 3 beds and 2 baths in 1834 square feet. It's largely in original condition, including the kitchen, baths, the dark stained trim and doors, and vinyl floor covering. The carpet has had its day; however, the furnace is a newer 90%+ efficient unit but without a/c. The back porch has a very nice pergola overlooking a well done back yard. It came to the market on 11/6 at \$444,900, was re-priced to \$410,000 and went under contract on January 11th. Hitting the market on Oct. 29th at \$450,000 and later changed to \$437,400, **1780 Delphi** is a front-to-back tri-level with a 1000 sqft addition on the lower level off the back of the house, for a total of 2766 sqft. Most of this 3-bed, 2-bath home is original, including the windows, furnace and an old solar water system. There are a few changes, including contrasting blond wood panels replacing the original cabinet and drawer faces in the kitchen, and a tile floor in the upper bath. The addition is comprised of a large room dedicated to a hot tub on one side and a shop in the other. After 7 weeks it found a buyer, lost them, and then went back under contract on Jan. 5th. **ACTIVE** 1299 Doric is one of the large, 2779 sqft 2-stories, this one with 4 beds, 3 baths, and an unfinished basement. This is another property with its original finishes, and in this case, lightly used over the years and presenting nicely. The windows and furnace have been replaced, and it is sporting brand new carpet. The location is quiet, backing to the south end of the Waneka Lake park open space, and directly behind the Xcel substation. It is priced at \$485,000.



## Sold Properties in 2017

Address	SqFt	Beds	Baths	Style	Sold Price	SP/LP	DTO	Sold Date
1291 Caria	1333	2	1	Ranch	\$300,000	Sold off market		20-Mar
1281 Doric	1762	3	2	Tri-level	\$ 375,000	97%	4	9-Nov
780 Aegean	1900	5	3	Bi-level	\$ 385,600	91%	13	8-Dec
1294 Ceres	1450	3	2	Bi-level	\$ 422,000	103%	1	29-Aug
1322 Ilium	1879	4	3	Bi-level	\$ 425,000	100%	13	22-Jun
1385 Atlantis	2296	5	3	Ranch	\$ 435,000	98%	1	5-May
1302 Caria	2016	3	2	Ranch	\$ 435,000	97%	9	20-Nov
1205 Delphi	1900	4	2	Bi-level	\$ 450,000	103%	8	30-Jun
1242 Ilium	2242	3	2	Ranch	\$450,000	Sold off market		19-Jul
1090 Delphi	1724	3	3	Bi-level	\$ 472,000	98%	23	15-Sep
860 Delphi	2779	4	3	2-story	\$ 475,000	100%	17	31-May
1145 Atlantis	2856	4	4	2-story	\$ 475,000	99%	6	7-Jul
1135 Sparta	1642	3	3	Bi-level	\$ 475,000	102%	4	31-Jul
1279 Cressida	3112	4	3	Ranch	\$ 482,000	113%	6	29-Mar
1405 Cypress	1632	3	3	Bi-level	\$ 490,000	100%	4	18-Nov
1300 Atlantis	2428	5	3	Bi-level	\$ 495,000	102%	7	29-Sep
825 Orion	1678	3	2	Bi-level	\$ 506,000	107%	5	28-Jul
1546 Euclid	2505	5	4	2-story	\$ 509,000	102%	6	3-Feb
1502 Euclid	2600	4	3	2-story	\$ 509,000	105%	5	15-Mar
1543 Euclid	2464	5	3	Bi-level	\$ 509,900	100%	35	15-Sep
1419 Cypress	2627	3	3	2-story	\$ 570,000	110%	4	30-Jun

**Free Classifieds for CVN Neighborhood Businesses** - email [Paul@PaulDart.com](mailto:Paul@PaulDart.com) for your free ad!

**Foxtrot Wheel & Edge**  
Bicycle, Ski and Board, 776 W. Baseline  
JD Whitney 720-328-3340

**Your Voice Coach**  
Nancy Walker 518-577-8377

**Maggie's Creations Hair cuts & styling**  
Maggie Popadak 720-933-8971

**Elegant Bobbles**  
Cindy Norris 303-594-2681  
cynthianorrisabo@gmail.com

**The Hippie Buckaroos**  
Sharing the Love!

**Pena's Heating & AC**  
Alex Pena 720-276-4138.  
Troubleshooting, service & install of  
all types of residential HVAC.

**Strength in Motion Counseling**  
Adriana Balentine MSW, LCSW, CACII  
303 817-9072 [Adriana@simcounseling.com](mailto:Adriana@simcounseling.com)  
[www.simcounseling.com](http://www.simcounseling.com)

**Bark Avenue**  
DeDe Christopher 303-664-9663  
Oak Tree Plaza Shopping Center

**Mindful Solutions Accounting**  
Steve Breitman 303-359-1964  
[sbreitman@MindfulBusinessInc.com](mailto:sbreitman@MindfulBusinessInc.com)

**Licensed Massage Therapist**  
Susan Opfer, Reiki Master  
303-641-4248 [susanopfer@gmail.com](mailto:susanopfer@gmail.com)

**Reiki & Voice**  
Rebecca Abraxas, 303-859-3026  
**Healing, Holistic Voice Coaching,**  
**Positive Music**  
[rebeccaabraxas.com](http://rebeccaabraxas.com)

**Grattan Mill Hardwood Floors**  
Stephen Grattan  
In Lafayette since 2001  
720-357-3989 [grattanmill@hotmail.com](mailto:grattanmill@hotmail.com)

**New Focus Films**  
Matt Abraxas  
Video Marketing  
303-859-4301 [newfocusfilms.com](http://newfocusfilms.com)

*Your Business here and featured at  
least once a year.*

## yelp Review about Paul Dart

My wife and I became acquainted with Paul Dart through his Centaur Village North newsletter. When we started thinking about downsizing we thought about Paul and his obvious understanding of the market in our local neighborhood. From the outset it was quite apparent that we were working with a committed, passionate professional. He took on the task of selling our home in a red hot market. Although the sale looked to be a forgone conclusion, Paul helped us maximize our sale price based on thorough study and years of experience and knowledge. Throughout the process of our transition, Paul maintained a level of integrity and honor that is rare in any business let alone the competitive world of real estate. We always felt confident, comfortable, and secure with Paul in our corner. We will always have a warm spot in our heart for Paul and the way he shepherded us through this challenging time. You could not do better than putting yourself in Paul's capable hands.

[www.BoulderCoRealEstate.com](http://www.BoulderCoRealEstate.com)