

Smoke Signals

Volume 6, Issue 4
August 2008

Smoke Signals is published six times per year by Eagleview Properties, LLC. It is not an official publication of nor is it in any way associated with the Firelight Home Owner's Association.

Advertising opportunities

Place your ad in the Smoke Signals newsletter and attract business from the Firelight community.

Full-page, half-page, and classified advertising is available.

Call: 303-887-4275

Word on the Street

This section of *Smoke Signals* analyzes the Firelight real estate market to accompany the "What's Selling in Firelight" section.

It's Nice To Be Appreciated...

In this world, there are haves and have-nots. "To have" usually cost money, and we are seeing that in the Firelight real estate market. While the overall average appreciation for all homes sold year-to-date in Firelight are down about 3.4% from 2007, multiple homes have sold for appreciated prices of up to 15%!

If you were to look at those homes and try to figure out how they sold for such a high price, you'd find that in most cases they have more upgrades, finished basements, and other amenities that the competition does not. Oftentimes, investing to improve a home actually does pay off, even in a tough real estate market for sellers.

Around the Ranch

Highlands Ranch Days...

If you notice activity at the Highlands Ranch Mansion, September 4-6, no need to wonder...it's Highlands Ranch Days! Featuring livestock displays, Native Americans, mansion tours, hay rides, a petting zoo, BBQ, and more, check out more information about this annual event at www.hrcaonline.org.

Highlands Ranch Oktoberfest...

It's almost time for that celebration that happens in September...Oktoberfest! This year it's at the Highlands Ranch Town Center on September 13 from 2-10 pm. Free to attend and loads of fun.

What's Selling in Firelight

Review all Firelight sales going back to 2003 at www.MikeSellsFirelight.com

Sold Date	Address	Builder	Model	Beds	Baths	Total Finished Square Feet	Asking Price	Sold Price	Sales Concessions	Total Days on Market
6/5/08	10637 Wildhurst Cir *	Berkeley	Apex	3	2	1,804	\$282,000	\$282,000	\$8,460	12
6/12/08	10621 Pearlwood Cir *	Berkeley	Larkspur	4	4	3,166	\$400,000	\$385,000	\$0	17
6/13/08	2803 Windridge Cir *	Ryland	Stockbridge	3	4	2,454	\$368,411	\$362,000	\$0	6
6/20/08	10568 Wildhurst Cir *	Berkeley	Larkspur	4	3	2,350	\$340,000	\$334,300	\$2,300	11
6/24/08	10650 Cherrybrook Cir *	Shea	Willow	3	3	1,443	\$249,900	\$245,000	\$4,900	30
6/26/08	3030 Redhaven Way *	Berkeley	Winfield	4	3	2,259	\$349,900	\$346,000	\$0	64
6/30/08	10711 Cherrington St *	Shea	Willow	4	3	1,617	\$260,000	\$250,000	\$0	35
7/1/08	2897 Windridge Cir *	Ryland	Barrington	4	3	2,220	\$339,950	\$332,500	\$0	103
7/3/08	10611 Wildhurst Cir *	Berkeley	Larkspur	4	3	2,121	\$304,900	\$301,500	\$0	14
7/9/08	10792 Mountshire Cir *	Shea	Sage	4	3	2,544	\$365,000	\$353,000	\$500	380
7/16/08	2735 Middlebury Dr *	Shea	Woodrush	3	4	2,894	\$439,900	\$425,000	\$0	91
7/21/08	3074 Windridge Cir *	Ryland	Barrington	3	3	2,203	\$317,500	\$315,000	\$2,000	78
7/28/08	10676 Evondale St *	Shea	Cimarron	3	3	1,992	\$254,900	\$256,000	\$0	13
7/30/08	10619 Wildhurst Cir *	Berkeley	Greyrock	4	3	2,022	\$325,000	\$316,670	\$6,193	29
7/31/08	3130 Redhaven Way *	Berkeley	Flagstaff	3	3	2,005	\$369,900	\$364,000	\$0	79
8/4/08	10802 Mountshire Cir *	Shea	Foxtail II	3	3	2,102	\$324,900	\$323,000	\$0	5
8/14/08	10819 Mountshire Cir *	Shea	Sage	4	3	2,544	\$364,999	\$355,000	\$0	32
8/15/08	3097 Fox Sedge Pl *	Shea	Ivy	4	3	2,477	\$379,900	\$372,000	\$2,000	0
8/15/08	3124 Spearwood Dr *	Berkeley	Winfield	4	3	2,202	\$345,000	\$338,500	\$0	38

Based on Information from Metrolist, Inc. for the period 6/1/08 through 8/20/08. NOTE: This representation is based in whole or in part on data supplied by Metrolist, Inc. Metrolist, Inc. does not guarantee nor is in any way responsible for its accuracy. Data maintained by Metrolist, Inc. may not reflect all real estate activity in the market.



Data presented by Mike Bradley, Eagleview Properties, LLC.
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Zeppelin Railings, LLC

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www.MikeSellsFirelight.com

Why Hire Mike Bradley?

My Full-Service Includes:

- Unparalleled marketing on the Internet where over 86% of home buyers begin their search for a new home.
- Virtual tours & professional photography of your home.
- Color brochures for indoors and outdoors.
- Weekly status reports and competitive market analysis.
- Proactive direct-mail and email marketing.
- Experienced contract negotiation and execution.

Need to Sell Your Firelight Home?

As a Firelight Expert:

- I sell the features & benefits of the community as well as those of your home!
- Living nearby makes it easy to meet prospective buyers to show your home, complete time-sensitive paperwork, and make certain that the brochure box is always stocked!
- I proactively seek out buyers for Firelight homes!
- My daily tracking of prices in Firelight will ensure your home is always priced competitively!



Mike Bradley

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If your home is already listed, this is not intended to be a solicitation.

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A Newsletter for Residents of Firelight at Highlands Ranch

