



Colorado Real Estate Update

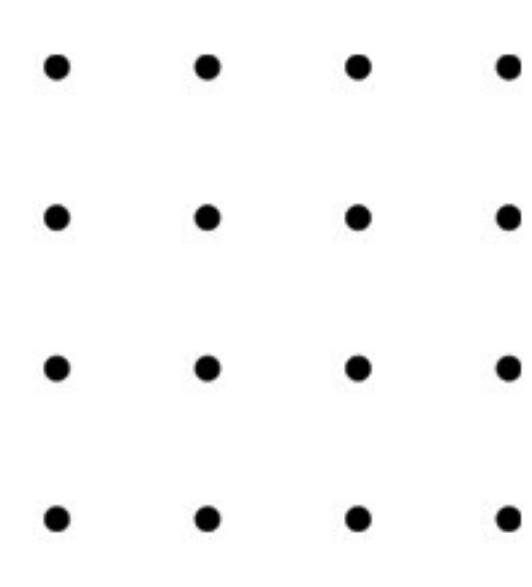
2022 Year in Review • A Look Ahead at 2023

SCHOSSOW GROUP

PRESENTED BY MOLLY PETRELLI, COMPASS



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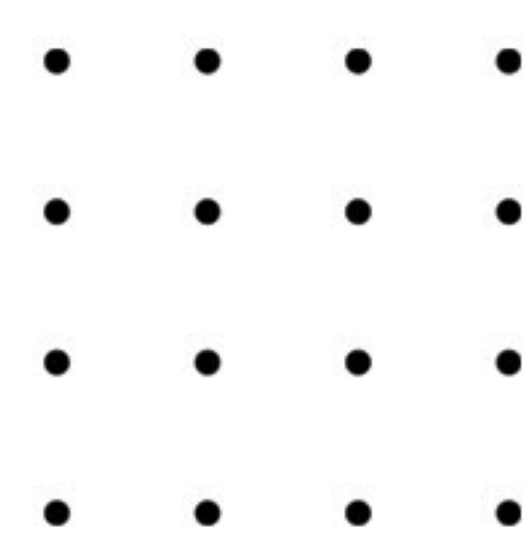


5 Year Glance: Metro Denver Housing Market

Single Family Detached Homes

	2018	2019	2020	2021	2022
DENVER METRO AREA					
Total Homes Closed	40,180	41,991	45,192	44,485	35,388
Average Sold Price	\$522,675	\$535,472	\$583,780	\$690,666	\$767,944
Average Days in MLS	27	31	25	13	18
HIGHLANDS RANCH					
Average Sold Price	\$561,153	\$577,127	\$603,620	\$741,207	\$824,066
LITTLETON					
Average Sold Price	\$538,555	\$548,339	\$615,866	\$727,017	\$818,456
DENVER					
Average Sold Price	\$562,181	\$580,115	\$640,889	\$758,021	\$856,548
CASTLE ROCK					
Average Sold Price	\$558,613	\$556,482	\$610,141	\$731,694	\$819,087
PARKER					
Average Sold Price	\$547,525	\$558,093	\$601,800	\$747,921	\$813,072

Sources: DMAR (Denver Metro including 11 counties), REColorado (individual cities)



Compass is #1 throughout Colorado and Nationwide...



You only get one chance to sell your home, choose the best...

Among over 6000+ Douglas County home sales in 2022, The Schossow Group is honored to have represented 4 of the top 50 and 6 of the top 100!

As a whole, Compass ranks #1 in Douglas County in luxury sales with 13.3% market share and Compass agents listed each of the top three sales in 2022!

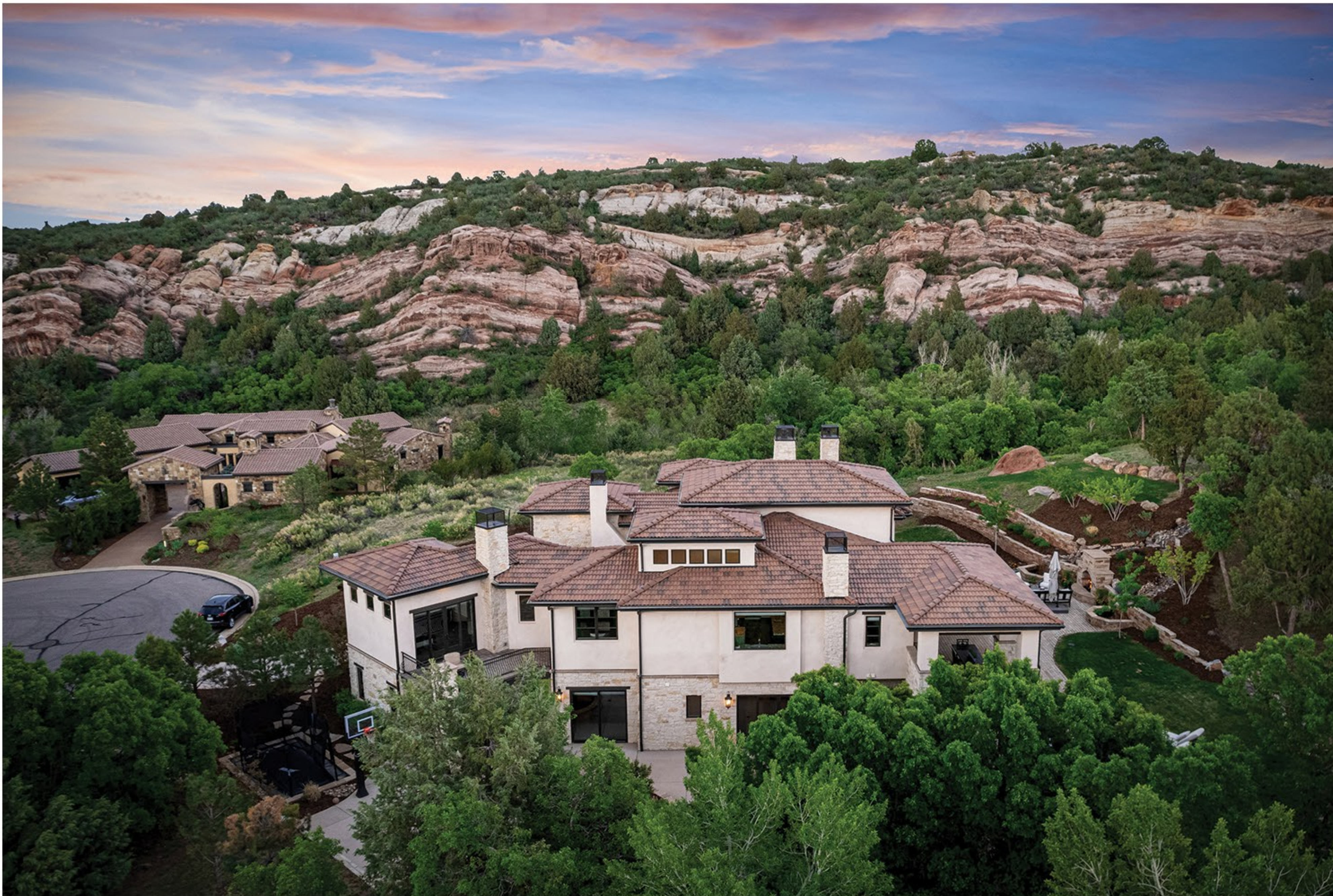
#1 Brokerage in the U.S. (Volume)
Source: RealTrends National Rankings (2022)

#1 Brokerage in Metro Denver (Volume)
Source: REColorado

#1 Brokerage in Boulder (Volume)
Source: REColorado

#1 Luxury Brokerage in Douglas County (Volume)
Source: REColorado, Homes > \$2M+

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 : : : : **Featured Listings by The Schossow Group**
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11164 Beatrice Court

Littleton

4 Bed | 7 Bath | 6070 SF

Offered at \$4,350,000

Homesites such as this one are truly a once-in-a-lifetime opportunity. When you close your eyes and imagine Colorado luxury living, this picturesque sanctuary just might be what you see. This custom home is breathtakingly and privately nestled amongst a scenic natural landscape and red rock formations on nearly an acre.

View featured listings and search all homes in Colorado at schossowgroup.com.

Ready to tour any Denver-area home? Contact me!

Tomichi Creek in Gunnison

Gunnison - Homesites from \$299,000

Did you know we launched a collection of custom homes and homesites in beautiful Gunnison? While Tomichi Creek's community setting brings tranquility in its exclusiveness, residents are only 6 minutes from downtown Gunnison, enjoying quick access to summer activities such as fishing, biking, hiking, camping and golfing at Dos Rios Golf Club and winter activities such as skiing, skating, ice fishing, shopping, snowmobiling and more. *Learn more at schossowgroup.com/gunnison*



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 : : : : **Notable 2022 Schossow Group Sales in Metro Denver**
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- 2833 Canyon Crest Drive, Highlands Ranch
- 6931 Buckskin Drive, Littleton
- 7755 S. Forest Street, Centennial
- 11145 Beatrice Court, Littleton
- 585 Leicester Lane, Castle Rock
- 10755 Wynspire Road, Highlands Ranch
- 2783 Timberchase Trail, Highlands Ranch
- 8000 Raphael Lane, Littleton
- 8633 Gold Peak Place, C, Highlands Ranch
- 661 E. Nichols Drive, Littleton
- 15635 Crystallo Drive, Parker
- 10683 Cedarcrest Circle, Highlands Ranch
- 7775 Raphael Lane, Littleton
- 9390 W. Chatfield Place #207, Littleton
- 8326 Raphael Lane, Littleton

- 7590 Raphael Lane, Littleton
- 3226 Country Club Parkway, Castle Rock
- 10165 Bellwether Lane, Lone Tree
- 9617 Shadow Hill Circle, Lone Tree
- 7948 Dante Drive, Littleton
- 8784 Carr Loop, Arvada
- 8200 Raphael Lane, Littleton
- 10550 Starglow Court, Highlands Ranch
- 6378 W. Roxbury Drive, Littleton
- 10565 Starglow Court, Highlands Ranch
- 207 Back Nine Drive, Castle Pines
- 9953 Clairton Street, Highlands Ranch
- 8318 S Independence Circle #103, Littleton

How can we help you?



COMPASS

Denver Tech Center Office
4643 S Ulster St, Suite 500
Denver, CO 80237

“Molly was incredible to work with. She is supportive, dedicated and flexible!!! We cannot recommend her enough. Thank you Molly for helping us to close on our very first Colorado home.” - Kelsey

“Four years ago we bought our first home with Molly representing us, and we just finished selling that same home with her representing us once again. We sold for more than expected, and Molly was our fearless negotiator. The market was good, but Molly was GREAT!” - Katrina

“We had the most amazing experience working with Molly and the entire Schossow team! It was like working with family. She knew the market well and was able to provide calm, steady, strategic guidance along the way which I firmly believe is how we were able to secure a home in a highly sought after neighborhood, in a tough market. Molly we are so thankful for your help in finding our new home!” - Jamie

Dear friends, neighbors and clients,

The market is moving towards balance in 2023 after some of the craziness of the last two years.

I am proud to be a part of Compass and The Schossow Group and all we can offer our clients. We focus, prepare and take pride in our record and our product knowledge. Those practices have enabled us to continue to produce sales in a curious and changing market.

I am so appreciative for your trust in helping you buy and sell homes and for you sharing my name to those who may be interested. I would love the opportunity to help you, your friends or family in 2023.

If you have questions about buying or selling anywhere in Colorado in any price range this year, contact me and we stand ready to assist.

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