



## Market Report, October 2021 Douglas County - Vacant Land

| Sts            | Property Sub Type | Address                      | City            | Current Price       | Lot Size Acres | Zoning                  | Water Included YN |
|----------------|-------------------|------------------------------|-----------------|---------------------|----------------|-------------------------|-------------------|
| Active         | Unimproved Land   | 2190 N State Hwy 83          | Franktown       | \$4,400,000.00      | 65.44          | RR                      | No                |
| Active         | Improved Land     | 895 N Ridge Road             | Castle Rock     | \$3,906,243.00      | 10.55          | RR                      | Yes               |
| Active         | Improved Land     | 450 E Happy Canyon Road      | Castle Rock     | \$2,465,000.00      | 5.37           | RR                      | Yes               |
| Active         | Improved Land     | 6853 Tremolite Drive         | Castle Rock     | \$695,000.00        | 0.69           | PD                      | Yes               |
| Active         | Unimproved Land   | Arfsten Road                 | Larkspur        | \$695,000.00        | 37.86          | Agricultural            | No                |
| Active         | Improved Land     | 7839 Forest Keep Circle      | Parker          | \$650,000.00        | 1.81           | PDNU                    | Yes               |
| Active         | Improved Land     | 1776 Promontory Drive        | Castle Rock     | \$625,000.00        | 10.02          | RR                      | Yes               |
| Active         | Improved Land     | 408 Gilbert Street           | Castle Rock     | \$360,000.00        | 0.14           | RES                     | Yes               |
| Active         | Unimproved Land   | 13220 Deer Ridge Way         | Larkspur        | \$79,999.00         | 3.64           | ER                      | No                |
| Active         | Unimproved Land   | 15421 Westcreek Road         | Woodland Park   | \$70,000.00         | 0.9            | ER                      | No                |
| Active         | Unimproved Land   | 4888 Mohawk Drive            | Larkspur        | \$59,900.00         | 1              | SR-Suburban Residential | No                |
| Active         | Unimproved Land   | 8268 Yuma Circle             | Larkspur        | \$16,900.00         | 1              | SR-Suburban Residential | No                |
| Under Contract | Improved Land     | 6125 Old Banbury Lane        | Sedalia         | \$810,000.00        | 21             | Agricultural            | Yes               |
| Under Contract | Improved Land     | 0-#15 Betts Ranch Road       | Parker          | \$711,427.00        | 3.25           | R                       | Yes               |
| Under Contract | Unimproved Land   | 9730 S Rampart Range Road    | Littleton       | \$699,900.00        | 12.18          | A1                      | No                |
| Under Contract | Improved Land     | 10502 Black Forest Drive     | Parker          | \$599,000.00        | 6.26           | ER                      | Yes               |
| Under Contract | Improved Land     | 8730 Hilltop Road            | Parker          | \$599,000.00        | 4.9            | A1                      | Yes               |
| Under Contract | Unimproved Land   | 6811 Woodhall Court          | Larkspur        | \$550,000.00        | 2.45           | RES                     | No                |
| Under Contract | Improved Land     | 2380 Fox View Trail          | Franktown       | \$535,000.00        | 3              | RES AGC                 | Yes               |
| Under Contract | Improved Land     | 0-#20 Betts Ranch Road       | Parker          | \$492,185.00        | 2.25           | R                       | Yes               |
| Under Contract | Unimproved Land   | Copeland St & Siskin Ave     | Highlands Ranch | \$490,000.00        | 4.5            | 130C                    | No                |
| Under Contract | Improved Land     | 0-#19 Betts Ranch Road       | Parker          | \$487,522.00        | 2.25           | R                       | Yes               |
| Under Contract | Improved Land     | 0-#17 Betts Ranch Road       | Parker          | \$478,197.00        | 2.25           | R                       | Yes               |
| Under Contract | Improved Land     | 84 Fox View Trail            | Franktown       | \$460,000.00        | 1.5            | RES-AGC                 | Yes               |
| Under Contract | Unimproved Land   | 3100 Castle Butte Drive      | Castle Rock     | \$450,000.00        | 4.5            | PDNU                    | No                |
| Under Contract | Improved Land     | 85 Evening Hunt Road         | Franktown       | \$410,000.00        | 1.52           | RES-AGC                 | Yes               |
| Under Contract | Improved Land     | 10868 Rampart Lane           | Littleton       | \$399,900.00        | 1.03           | ER                      | Yes               |
| Under Contract | Improved Land     | 14 Red Kit Road              | Franktown       | \$385,000.00        | 2              | PUD                     | Yes               |
| Under Contract | Improved Land     | 24 Red Kit Road              | Franktown       | \$289,000.00        | 1.76           | RES AGC                 | Yes               |
| Under Contract | Improved Land     | 5890 Noble Pine Way          | Parker          | \$286,000.00        | 0.6            | residential             | Yes               |
| Under Contract | Unimproved Land   | 6154 St Andrews Court        | Larkspur        | \$99,900.00         | 1              | SR-Suburban Residential | No                |
| Under Contract | Unimproved Land   | 13757 S Highway 67 Highway S | Woodland Park   | \$97,990.00         | 7.02           | RR                      | No                |
| Under Contract | Unimproved Land   | 7170 Independence Court      | Larkspur        | \$80,000.00         | 1              | SR-Suburban Residential | No                |
| Under Contract | Unimproved Land   | 8140 Bannock Drive           | Larkspur        | \$75,000.00         | 1              | SR-Suburban Residential | No                |
| Under Contract | Unimproved Land   | 8370 Yuma Circle             | Larkspur        | \$24,900.00         | 1              | SR-Suburban Residential | No                |
| Under Contract | Unimproved Land   | 2312 Senecio Circle          | Larkspur        | \$14,900.00         | 0.5            | SR-Suburban Residential | No                |
| Sold           | Improved Land     | 3344 Keep Drive              | Sedalia         | \$820,000.00        | 5              | A1                      | Yes               |
| Sold           | Improved Land     | 2811 Bartizan Lane           | Sedalia         | \$805,000.00        | 4.21           | A1                      | Yes               |
| Sold           | Improved Land     | 3264 Keep Drive              | Sedalia         | \$800,000.00        | 5              | A1                      | Yes               |
| Sold           | Improved Land     | 3166 Tweet Place             | Sedalia         | \$748,000.00        | 4.75           | A1                      | Yes               |
| Sold           | Improved Land     | 6406 Country Club Drive      | Castle Rock     | \$740,000.00        | 0.81           | PDU                     | Yes               |
| Sold           | Unimproved Land   | N Delbert Road               | Parker          | \$630,000.00        | 47.88          | AG                      | No                |
| Sold           | Improved Land     | 8069 Lindsey Peak Lane       | Castle Pines    | \$590,000.00        | 0.67           | PDU                     | Yes               |
| Sold           | Improved Land     | Old Banbury Lane             | Sedalia         | \$543,500.00        | 16.44          | A1                      | Yes               |
| Sold           | Unimproved Land   | 7886 Forest Keep Circle      | Parker          | \$440,000.00        | 3.11           | PDNU                    | No                |
| Sold           | Improved Land     | 14 Pine Straw Place          | Franktown       | \$425,000.00        | 3.8            | LRR                     | Yes               |
| Sold           | Improved Land     | 12 Lost Lake Drive           | Franktown       | \$415,000.00        | 5.68           | LRR                     | Yes               |
| Sold           | Improved Land     | 17 Pine Straw Place          | Franktown       | \$400,000.00        | 2.99           | LRR                     | Yes               |
| Sold           | Improved Land     | 49 Fox View Trail            | Franktown       | \$395,000.00        | 1.59           | RES AGC                 | Yes               |
| Sold           | Unimproved Land   | 4946 Rocky View Point        | Castle Rock     | \$385,000.00        | 4              | RR                      | No                |
| Sold           | Improved Land     | 11 Lost Lake Drive           | Franktown       | \$375,000.00        | 3.72           | LRR                     | Yes               |
| Sold           | Improved Land     | Sleepy Pine Court            | Franktown       | \$375,000.00        | 2.66           | LRR                     | Yes               |
| Sold           | Improved Land     | 8132 Galileo Way             | Littleton       | \$360,000.00        | 0.3            | PDNU                    | Yes               |
| Sold           | Unimproved Land   | 1579 Deerpath Road           | Franktown       | \$320,000.00        | 5.1            | RR                      | No                |
| Sold           | Improved Land     | 989 Hoosier Drive            | Larkspur        | \$222,000.00        | 1              | SR-Suburban Residential | Yes               |
| Sold           | Improved Land     | 5240 Country Club Drive      | Larkspur        | \$174,900.00        | 1.1            | SR-Suburban Residential | Yes               |
| Sold           | Unimproved Land   | 13948 Boulder Lane           | Larkspur        | \$87,000.00         | 3.1            | ER                      | No                |
| Sold           | Unimproved Land   | 2298 Elk Park Road           | Larkspur        | \$65,000.00         | 4.7            | Rural Residential       | No                |
| <b>Average</b> |                   |                              |                 | <b>\$580,401.09</b> |                |                         |                   |



I would love to work with amazing people like you, so... If you know of anyone who is considering selling or buying a property, I'd be honored to have you pass along my information. A referral is the best compliment you can give!  
[richelle@coloradocalrealty.com](mailto:richelle@coloradocalrealty.com) 303-263-4377