



Kristi Bringle

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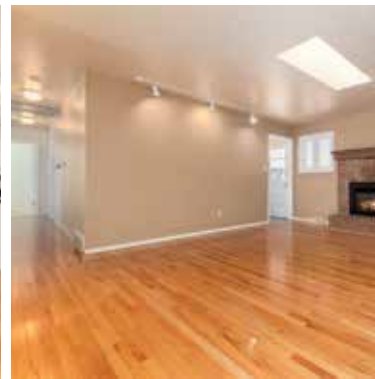


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**THIS HOME IS A
MUST SEE!**



6851 S. FRANKLIN STREET

4 BEDROOMS | 3 BATHROOMS | 2,385 EST. SQ. FT. | OFFERED AT \$625,000

Hard-to-find, spacious home offering the ultimate in convenience with main-level living and a fully finished basement. This home is perfect for those seeking a blend of comfort, functionality, and potential. This home is located in the highly sought-after Southglenn area, just minutes from the Streets of Southglenn, Southglenn Country Club, and local schools. Enjoy easy access to shopping, dining, and recreation.

Leonardo and Angelica,

If you're curious about your home's current value, whether for future sale, estate planning, or any other reason, call me today at 720.530.1045. Let my marketing go to work for you!



Visit www.SouthGlennProperties.com

Presented by Kristi Bringle
Your SouthGlenn Real Estate Specialist

Prepared Especially for
Leonardo and Angelica Washington



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PROFESSIONALS**



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SOUTHGLENN MARKET REPORT

Leonardo and Angelica,
If you would like your home featured in this publication and mailed to
the SouthGlenn neighborhood, please call me today at 720.530.1045.

SouthGlenn Homes Currently Listed

Status	Bedrooms	Bathrooms	Est. Sq. Ft.**	List Price***
Active	4	3	2,400	\$625,000
Active	3	3	1,900	\$735,000

SouthGlenn Homes Currently Pending

Status	Bedrooms	Bathrooms	Est. Sq. Ft.**	List Price***
Pending	5	2	2,100	\$499,000
Pending	4	3	2,100	\$590,000
Pending	4	3	2,300	\$630,000
Pending	5	3	2,300	\$640,000
Pending	4	3	2,800	\$775,000
Pending	4	4	2,500	\$850,000

SouthGlenn Homes Sold in the Last 90 Days

Status	Bedrooms	Bathrooms	Est. Sq. Ft.**	List Price***	Sold Price***	Sold Date
Sold	5	3	2,700	\$638,000	\$665,000	12/27/24
Sold	4	2	1,800	\$720,000	\$690,000	11/25/24
Sold	4	2	2,000	\$525,000	\$526,000	11/20/24
Sold	4	2	1,800	\$425,000	\$425,000	11/17/24
Sold	3	3	3,400	\$850,000	\$850,000	11/15/24
Sold	5	3	2,900	\$740,000	\$711,000	11/12/24
Sold	4	2	1,800	\$570,000	\$476,000	11/07/24
Sold	4	4	2,700	\$600,000	\$594,000	10/28/24
Sold	4	2	2,200	\$595,000	\$582,000	10/23/24
Sold	4	3	2,300	\$650,000	\$657,000	10/18/24
Sold	4	3	2,200	\$600,000	\$575,000	10/11/24
Sold	5	3	3,100	\$725,000	\$725,000	10/10/24

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Visit www.SouthGlennProperties.com for Listings, Recent Sales, and More!

SouthGlenn
is in a seller's
market!



51

TOTAL SALES
+6.3% from 2023



16

AVG. DAYS ON
MARKET
-25 days from 2023



100.1%
AVG. SP / LP
+0.1% from 2023

2024 YEAR-END REAL ESTATE REVIEW

SOLD
PRICE

-1.2% from
2023

LOW \$425,000

AVERAGE \$663,849

HIGH \$952,000

PRICE
PER
SQ. FT.

+4.6% from
2023

LOW \$224

AVERAGE \$362

HIGH \$574

LEONARDO AND ANGELICA,

This statistical analysis represents the average comparisons of 2024 over 2023 for SouthGlenn. For an in-depth analysis of your home's value, call me today at 720.530.1045 for a complimentary evaluation.

Data based on listings from REColorado from January 1st to December 31st, 2023 and 2024. Information deemed accurate but not guaranteed.

KRISTI'S EXCLUSIVE AND INCLUDED STEPS TO SUCCESS



Assistance with Staging



Professional Photography/Videography



Direct Mail Exposure



Estate Sale Assistance



Network of Agents and Repeat Referrals



Optimized MLS and Website Listing



Marketing and Negotiation Specialists



Move Out, Pre-Listing Cleaning