

COLUMBINE KNOLLS VOICE

A COVENANT CONTROLLED COMMUNITY

PUBLICATION OF THE COLUMBINE KNOLLS HOMEOWNERS ASSOCIATION

June 2026

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CKHA Upcoming 2026 Events

June 5th-6th-7th:

Neighborhood Garage Sale

June 20th: Summer Solstice Celebration

July 4th: Fourth of July Parade

July 29th: Family Night at the Pool & Dinner

August 4th: National Night Out/
First Responders Appreciation Day

CKHA Monthly Meetings 2026

June 9, 2026, 7 p.m.

July 14, 2026, 7 p.m.

August 11, 2026, 7 p.m.

CKHA Contact Information:

Email address:

knollscolumbinehoa@gmail.com

CKHA Website: <https://www.ckha.org>

Facebook: Columbine Knolls HOA

CKHA Monthly Board Meeting

The Columbine Knolls Homeowners Monthly Board Meeting will be held

June 9, 2026 at 7:00 p.m. and will be hosted on Zoom. The link can

be found on the CKHA website at www.ckha.org.



HAPPY FATHER'S DAY

CKHA Neighborhood Garage Sale: June 5th, 6th & 7th

Get ready for the yearly Columbine Knolls Homeowners Association Neighborhood Garage Sale June 5th, 6th and 7th! CKHA will put up large banners at our entrances advertising the sale. Neighbors make their own signs with the particulars of their sale with the date(s), time and address of the sale. It's a great way to clean out the garage and have a fresh start to the summer! Good luck with your sale!

Summer Solstice Celebration: June 20th 5:30 – 7 p.m., Marker Park

The Summer Solstice Celebration is Saturday, June 20th from 5:30 – 7 p.m. at Marker Park! Please join us for an evening for all ages, grown-ups and children, that includes lawn games, Bingo with prizes and visiting with your neighbors! Redstone Bank is sponsoring the event this year! Bring your non-perishable food and household items to be donated to the Parish Food Bank. The Kona Ice Truck will be at the event at 6 p.m. for you to purchase your Kona ice treats! Join us for the longest night of the year!

CKHA Spring Clean Up Day May 2nd Success!

This first ever Spring Clean Up Day was a big success this year. We would like to thank Kevin Johnson and Mountain Goat Junk Company for sponsoring this event! Several families in the neighborhood took advantage of the chance to clean out unwanted items! Don't worry, there is a Fall Clean Up Day September 12th if you weren't able to make it!

Many thanks to our fearless crew Steve B., Kevin J., Bill W., Davis K., who managed the collection! Not pictured Jean BG and Anita T.



CKHA Community Block Walker Updates For 2026!

We have had an excellent response from homeowners who have offered to be Community Block Walkers. We still need a few more block walkers. If you wish to be a Block Walker – please fill out the form below. Thank you!

Use the QR Code or fill out this form and mail it to CKHA P.O. Box 620095 Littleton, CO 80162



Yes! I would be willing to be a CKHA Community Block Walker in 2026 to deliver the newsletter to some of my neighbors!

Name: _____

Email: _____

Phone: _____

You will be contacted by the CKHA Community Block Walker Chair with details.

Event Committee Helpers Needed

We need people to help with events. This is a small time commitment. Currently we need help with the Summer Solstice Event, Fourth of July Event and National Night Out. If you would like to be on the Event Committee, please email us at www.ckha.org. Let us know the event you would like to help with. Also, please include your name and contact information and we will get back to you! Thank you!

Know Your Covenants

To keep the neighborhood informed the CKHA Board thought we would share different covenants of Columbine Knolls monthly that all Homeowners are accountable to follow. Our covenants run with the land, meaning they apply to everyone living in Columbine Knolls and are legally enforceable. All the Columbine Knolls covenants can be found on our website at www.ckha.org under Protective Covenants. Please contact the CKHA Board with any questions or concerns you may have at www.ckha.org.

Columbine Knolls Covenant B-1.

FULLY-PROTECTED RESIDENTIAL AREA.

NOW, THEREFORE, said owner does hereby declare, impose, and establish conditions and protective covenants as hereinafter provided upon the real property above described.

C-1 LAND USE AND BUILDING TYPE.

No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage.

Board of Directors

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Ass't Secretary - Steve Boyle	Director - Kevin Johnson



Homeowner's Association Board Meeting

Second Tuesday of month at 7p.m. Check website for Zoom link or current location. Open to all residents, please come!



Yearly (Jan. - Dec.) Membership Dues: \$50.00

Send to: **Columbine Knolls Homeowners Association**
P.O. Box 620095 • Littleton CO 80162

Contact us at: www.ckha.org



The *Columbine Knolls Voice* is published monthly by the Columbine Knolls Homeowners Association, a non-profit organization. The newsletter is delivered by direct mail to all residents of Columbine Knolls.

News Articles

"Letters to the Editor" MUST be signed and include your full name, home address, and day or evening phone number. Letters up to 150 words or less on positive topics of general interest are welcome. Letters may be edited for length, grammar, and accuracy. The deadline for news articles is the 13th of the month before the next month's issue, except for the Jan. issue which is Dec. 6th. Please email news articles to the editor at www.ckha.org.

Advertise in this Newsletter!

The deadline for advertisements is the 15th of the month for the next month's issue, except for the Jan. issue which is Dec. 6th.

Newsletter Connections: 303-979-7499 or
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To find ad rates and discounts, go to
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Columbine Knolls Homeowners Association 2026 Membership Drive

Please send your membership dues today!
Your voluntary support is essential to maintaining our lovely neighborhood's ambiance and community connections.

Annual membership dues **\$ 50.00**

Donation to help with to help with events, special projects and maintenance \$ _____

Total remitted \$ _____

Last Name(s): _____

First Name(s): _____

Address: _____

Phone: _____

Email: _____

PLEASE PRINT CLEARLY

Publish my name and address in the membership directory? Yes No

Publish my phone number in the membership directory? Yes No

Publish my email in the membership directory? Yes No

I would like to volunteer for an event, project, be on a committee, or have ideas to share. Circle your area(s) of interest. We will contact you.

***Mail this form and your check to:

CKHA, PO Box 620095, Littleton, CO, 80162***

Columbine Knolls Homeowners Association 2026 Membership Drive

Join Columbine Knolls Homeowners Association for 2026! We sponsor events, deliver a monthly newsletter to every home to keep you informed about the neighborhood and are always happy to answer your questions and concerns.

You Can Obtain Your Membership in Two Ways:

- 1) Fill out the form below, include a \$50 check to CKHA and mail it to P.O. Box 620095, Littleton, CO 80162.
- 2) Pay membership dues with Pay Pal or credit card - \$53.

The base amount for dues is \$50 per year and there is a \$3 processing fee for using PayPal. The amount you enter **MUST BE = \$53.00**. Monetary donations to CKHA are also welcome to continue to help make our neighborhood a great place to live. Any amount over **\$53.00** will be considered a donation. See the website www.ckha.org, Membership for the Pay Pal sign-up page!

Hello, June! Now the days are going to be hotter and the nights even longer.

- Unknown



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JUNE 2026

WED	Littleton Museum Summer Concert Series (June 3, 10, 17, and 24, 6:30pm)
THUR	Concerts in Clement Park (June 4, 11, 18, and 25, 7pm)
TUES 09	Denver Botanic Gardens Free Day (York Street + Chatfield Farms)
SAT 13	Downtown Littleton Block Party
FRI 19	Denver Museum of Nature & Science Free Day
SAT 20	Juneteenth Music Festival & Street Festival
Always Free	<ul style="list-style-type: none"> Colorado School of Mines Geology Museum Walking tours of Colorado State Capitol Denver Central Library (Downtown) Littleton Museum/Farm



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Columbine Knolls Recreation District (CKRD)

Director: Kathy Wallace 303-979-5120 www.ckrd.org

SUMMER IS HERE!

WELCOME BACK TO THE POOL

Summer has officially arrived, and we're excited to open the pool for another season. Our team includes many returning neighborhood staff, and newly promoted Head Lifeguards. Please help keep everyone safe by following posted rules and keeping young children within arm's reach in the water.

OPEN SWIM HOURS

Beginning June 1

- **Mon, Tue, Thu, Fri:** 12–7pm
- **Wed (Family Night):** 12–9pm
- **Weekends:** 10am–7pm

Adult Lap Swim June 1-August 6

- M-Th 11-am-Noon

JULY 4TH POOL PARTY

10am–7pm -Fun for the whole family. Dive for coins, ballon toss and the Annual Duck Races. Priority entry for resident ID holders and members until 10:30am.

SWIM MEETS – POOL OPENS LATE

CKST has the second-largest team behind Ken Caryl this year, with over 150 swimmers. We will host the first two swim meets of the season. The pool will open at the conclusion of each meet, between 12 and 1 pm. May 30, June 6

ALL THINGS TENNIS

- Due to the recruiting efforts of our new coach, Wayne, we've seen renewed interest in the Junior Tennis Team (JTT), and the program is growing. This summer's Junior Tennis program will feature teams at all age levels competing with local athletes from the Columbine area.
- Adult Tennis Leagues hold matches on various mornings and evenings throughout the summer.
- **A tennis membership and key** are required to access courts at both Marker Park and the pool. Keys are available for pickup at the pool during normal operating hours. Memberships can be purchased online or in person.

PARK NEWS

Colorado remains in **Stage 1 drought**, and CKRD is reducing irrigation by **20%**. Mowing and edging may be reduced to conserve soil moisture and protect the turf. Please report irrigation leaks to the district office ASAP.

Motorized vehicles—including ebikes, scooters, motorcycles, and golf carts—are **not permitted** in any CKRD park. Unauthorized vehicles damage turf and create safety hazards. Call **911** to report an active violation that's **extremely dangerous like a dirt bike**. Officers will respond if they are in the area.

COMMUNITY ENGAGEMENT

The 2026 Community Priority Survey is now open, **scan the QR Code**. Your feedback will guide the board in planning future park and facility improvements. Board members will be available at the pool throughout the summer to answer questions. Visit our website's **About Us** tab to learn more about the district's history.



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E-bikes & Electric Vehicles: A Growing Concern In Jefferson County

Information from Jefferson County Sheriff's Office Website

The Sheriff's Office has seen a sharp increase in young riders using electric vehicles that look like e-bikes but are far more powerful. Many of these vehicles are marketed online as "e-bikes," but once you check the specs, they exceed the 750-watt legal limit and are legally classified as motor vehicles.

The real issue isn't e-bikes, it's e-motos. These are high-powered electric motorcycles disguised as bicycles. Manufacturers often add non-functional pedals to skirt motor vehicle regulations. With motors ranging from 1,000 to 6,000+ watts and top speeds of 30-65+ mph, these vehicles require a driver's license, insurance, and registration under Colorado law.

Not every "e-bike" is actually an e-bike. If a vehicle has a motor over 750 watts, it is not a legal e-bike in Colorado – regardless of how it's marketed. It may be classified as a low-power electric vehicle or a motorcycle, both of which require licensing and registration.

Examples of vehicles often mislabeled as "e-bikes"

Electric Bicycle vs. E-Moto

Feature	Class 1/2/3 E-Bicycle	E-Moto
Operable Pedals	Required	Not required (often fake)
Motor Power	750W or less	Often 1,000W-6,000W+
Top Speed	20-28 mph	30-65+ mph
Throttle	Class 2 only (20 mph max)	Usually throttle-only
Licensing / Registration	No	Required in Colorado
Product Category	Consumer product	Motor vehicle
Street Legal for Minors?	Class 1 & 2: all ages. Class 3: 16+	No, unless registered and licensed

What Parents Should Know

- Check the wattage before buying – anything over 750W is NOT a legal e-bike in Colorado.
- 750-4,476W vehicles are classified as low-power electric vehicles and require a driver's license, insurance, and registration.
- Over 4,476W = motorcycle, requiring a motorcycle endorsement on top of licensing, insurance, and registration.
- Riders can face fines, and unregistered vehicles may be impounded.
- Parents can face criminal charges – adults who knowingly allow, aid, or encourage a minor to illegally operate a vehicle may be charged with Contributing to the Delinquency of a Minor, a class 1 misdemeanor (CRS 18-6-701).



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Sandy Bolton's Recipe Corner

Dirty Sodas are this summer's new favorite drink! It's a delicious drink made with any soda – Coke, Sprite, Club Soda, etc. – mixed with flavored syrups and cream and served over nugget ice. Creamy and refreshing, it's adding the cream that makes it "dirty" because cream and soda don't mix easily. It's a variation of ice cream sodas using cream instead of ice cream.

CLASSIC DIRTY SODA RECIPE

- 12 oz soda
- 1-2 T fresh lime
- 2-3 T coconut syrup
- 3-4 T Coconut Creamer or heavy cream

Fill glass with nugget ice. Add lime juice and coconut syrup. Add soda leaving room on top for cream. Top with cream, stir gently and enjoy! Try different flavors – cherry syrup, pineapple, strawberry, etc. and finish with cream or coconut creamer. Bon Appetite! To share a recipe or tip, please email Sandy Bolton at sbolton777@aol.com.

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Easter Egg Hunt Pictures April 4th

The Easter Egg Hunt was a picture-perfect day for families and children! The three golden eggs were found and the one thousand eggs filled the children's Easter baskets to the brim! A shout out goes to the Columbine Knolls Recreation District staff who made sure the park was in great shape. Thank you again to Stark Real Estate for sponsoring the event!





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Go Fishing Day

National Go Fishing Day on June 18 encourages us to drop a line - in the nearest stream, pond, lake, or river. It's time to take a break from our daily routine, bait a hook and catch some fish while enjoying the outdoors on your relaxing endeavor.


The act of fishing has been around for thousands of years. In fact, archeologists have found evidence of it dating back to the Upper Paleolithic period about 40,000 years ago. As part of human culture and survival, fishing has always been a consistent way to feed our families while enjoying a relaxing pastime.



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Clement Park 2026 Concerts

All concerts start at 7 p.m. and are held on select Thursdays.

June 4: Dakota Blonde. Original music, folk, bluegrass & rock

June 11: The Man Cubs. Rock Disney covers

June 18: Chili Powder. Red Hot Chili Peppers cover band

June 25: Ryan Chrys & The Rough Cuts.

Outlaw country, rock & roll

July 9: Trash Pandas. Pop, country, rock covers

July 16 : Little Moses Jones. R&B, hip hop

July 23: Hand Turkey. Soul, pop

July 30: Ninety2k. '90s and '00s rock

August 6: Cass Clayton Band. Rock, soul, funk

August 13 : Dr. Lunch. Funk jazz

Venue Information and Concert Reminders:

- Concerts run rain or shine with the exception of the threat of severe weather.
- Seating is on a natural, sloped lawn.
- Weather cancellations and rescheduled dates will be updated on this page as soon as possible.
- Parking is free. Parking available for people with disabilities.
- Please do NOT park at the Columbine Library.

What To Bring:

- Blankets or lawn chairs
- Glass containers prohibited
- Dogs on leash only

Amenities Near The Grant Amphitheater:

Restrooms, playgrounds, walking paths and picnic shelters
Picnic Shelter rentals are available online in advance.
If shelters are not rented, they are available on a first come, first served basis.



It's Fall Preschool Enrollment Time!



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Now Enrolling for Colorado UPK for the 26-27 school year!

Ways To Keep Your Kids Entertained This Summer

Summer's in full swing, the kids are on vacation and looking for things to do. Before you give in to the unrealistic notion that your children need to be entertained on a regular basis when they're not in school, remember that it's summer – a time for even the most active kids to take a break from organized activities and find ways to entertain themselves.

This list of practical (and fun) ideas for things kid can do on their own, or with a parent or caregiver, should help you survive until the school bus rolls into the neighborhood again.

- 1. Pick your own...whatever.** Find a farm with blueberries, strawberries, tomatoes, flowers, etc., and get picking.
- 2. Camp out.** First-timers, try backyard camping.
- 3. Camp in.** Put the sleeping bags on the floor and have a family slumber party.
- 4. Rearrange the furniture.** Give the kids graph paper and have them draw out a plan first.
- 5. Invite friends over for a game day.** Have a kids' games table and an adult one too. Candyland, chess, Monopoly, Clue – let the kids pick their favorites.
- 6. Make your own pizza.**
- 7. Talk to the animals.** Go to a zoo. If there isn't one nearby, take a virtual zoo tour online.
- 8. Get wet.** Break out the kiddie pools, hoses, and sprinklers. Or if the budget permits, spend the day at a waterpark.
- 9. Have a puzzle race.** Stock up on 100-piece puzzles and see who finishes first. For older kids, skip the race and challenge them to complete a mega-piece puzzle. Set up a spot where everyone can join in working on the puzzle.

10. Play (or learn) card games. Amazing how much fun you can have with a single pack of playing cards. Little ones can learn crazy eights or Old Maid. Teach the older kids rummy or poker, or discover new games to master.

11. Make good use of nearby parks. Go to your local park's website, print the schedule of activities and tape it to the refrigerator.

12. Pack a picnic. And plop down to eat it just about anywhere, at a free concert, in a state park or in your own backyard. Rainy day? Have an Indoors Picnic! Spread a blanket on the living room floor where there are no bugs or rain to contend with and the children will love it!

13. Join (or create) a summer reading club. Most local libraries have a summer reading program that awards prizes for the most books read. If your library doesn't, create your own. Pick a day of the week to be library day. You take back the read books and pick up new ones. Create categories and award prizes to whoever read the most books in those categories. If you have three children, have three categories. Make sure every child gets a prize.

14. Experiment with new hairdos. Let the kids try out not-permanent colors or braids. Or maybe a spiked look.

15. Set a goal and complete a home project. Spare room need cleaning out? Fences need painting? Kitchen cabinets in need of organizing? Find ways to let the kids help.

16. Let the kids cook dinner. In fact, make a tradition of it.

17. Host a sleepover. And the maybe your kids will be invited next – giving you a free evening.

–https://www.seventhgeneration.com



REAL ESTATE MARKET UPDATE

MAY 2026

The 2026 Denver Real Estate Market has become less seasonal with the Spring and Summer peaks and valleys. Actually, the Denver Metro Market is settling into something much more consistent and far less dramatic. We saw such an aggressive market from 2017 through the Pandemic boom with Median prices going from \$473,000 in early 2021 to over \$616,000 in April 2022. Now, it truly has felt like a slow and steady groundhog year again as the Median price has been nearly identical at \$602,000 in April 2024, and \$604,000 in April 2025 and we ended April 2026 at \$605,000. General household needs are creating a much more consistent real estate market versus the human behavior of the Seasons. This also shows the resiliency of the market with the Global economic uncertainty and the rise in Mortgage rates this year! Supply and Demand continue to support the foundation as the Active Inventory rose substantially from last month to 11,539 up over 17%, while Pending's and Closed homes stayed almost identical to the month before!

Sellers: we are seeing a clear pattern where homes that are prepared and show well and priced correctly will sell in the first 7-10 days, otherwise they tend to fall closer to the Average days on the market which is currently 40. Buyers, you have a great supply of homes to preview and compare and finally a little time to think about your purchase, compare and negotiate. Prices are staying fairly consistent this year, but be careful not to rely on the wait and see approach too much as you see the next home for you, please make a decision quickly before you have to work with competing offers!

This market isn't unpredictable like it seemed the past few years – it's becoming reliable and steady! Right now, reliable and steady is a good place to be!

AVG DAYS ON MARKET
APRIL 2026

36 DAYS
HOUSES
2025: 34 DAYS
UP 5.88%

53 DAYS
CONDOS
2025: 46 DAYS
UP 15.22%

ACTIVE INVENTORY
APRIL 2026

7,279
HOUSES
2025: 7,844
DOWN 7.22%

4,261
CONDOS
2025: 4,120
UP 3.42%

ACTIVE LISTINGS

11,964
APRIL 2025

11,539
APRIL 2026
DOWN 3.55%

AVERAGE SOLD PRICE
(APRIL 2026)

+1.14%
SINGLE FAMILY 1 YEAR

-4.43%
CONDO 1 YEAR

AVERAGE SALES PRICE
(HOUSES & CONDOS - APRIL 2026)

\$724,057

LAST YEAR: \$720,222 +.53%

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Meet Rob Stark!

Rob is a fourth-generation Colorado native who has been a part of the *Columbine Knolls community* since 1997. Starting as a Certified Residential Appraiser, he later became a broker with RE/MAX in 2006. Over his 34-year career, he achieved the RE/MAX Diamond Award, Lifetime Achievement, & Hall of Fame. He has also been recognized as 5280 Magazine's Top Real Estate Agents.

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Rob@StarkREG.com

RE/MAX To Be Acquired By The Real Brokerage

There have been some significant changes in the real estate industry lately. The first was the acquisition of Anywhere by Compass for \$1.6 billion. But the news closer to home is the announcement of our Colorado-grown RE/MAX being acquired by The Real Brokerage for \$880 million.

Here’s a quick breakdown: The Real Brokerage purchased RE/MAX Holdings, and the two companies will come together under a new holding company called Real REMAX Group. This will affect how the companies interact on the stock market, while also combining RE/MAX’s global franchise network of nearly 8,500 offices with Real’s technology-enabled brokerage platform.

As for my personal thoughts: I’ve been part of RE/MAX since earning my license in 2006, and I’ve always loved that it started right here in Colorado. I’m proud of what RE/MAX has built, and this acquisition feels like a testament to everything they’ve accomplished. Everyone knows the red, white, and blue RE/MAX balloon – and that iconic recognition is exactly what Real was after. I’m relieved to know the brand will remain intact, and I’m excited about Real’s technology focus at a time when our industry is evolving faster than ever.

Does this change anything for you? Not at all, my team and I will continue delivering the same unmatched Littleton real estate service we’ve proudly provided since 2006. Please don’t hesitate to reach out for anything you need – we’re always here to help!

— Rob Stark, Local Columbine Knolls Resident,
Stark Real Estate Group

*Let it be June, bring the summer beach back,
and let our life be simple again.*

– Unknown

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Lynn Ngo, Commercial Loan Officer
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*APR (Annual Percentage Rate) will be fixed at 5.99% for the first three (3) years. After the initial fixed-rate period, the rate will adjust every three (3) years based on the Wall Street Journal Prime Rate. The current Wall Street Journal Prime Rate is 6.75%. Loans may be amortized for up to twenty-five (25) years. A primary lien must be placed with Redstone Bank is required for this rate; if not maintained, Redstone Bank reserves the right to increase the interest rate by 0.50%. The maximum APR that may be imposed is 12.1%. Terms and conditions apply. All loans are subject to credit approval. Not all applicants will qualify. Promotional rate expires July 31, 2026. Member FDIC.

Duane sells more homes in the Columbine area than any other broker!

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Call Duane for a market analysis or any real estate questions you may have!

What Clients are Saying About Duane...

The experience of working with Duane was phenomenal! He will tell you the truth, not just what you want to hear. He is methodical and calming—excellent personality traits that carry you through a trying time. The fact that Duane is an expert in the Columbine area is an added bonus. I would wholeheartedly recommend Duane to sell your home. Don't hesitate—he will take excellent care of you! J. S.

Duane exceeded our expectations at every level of the sales process of our home. At our initial meeting he was very thoughtful and ensured that he understood our personal situation, timeframe on selling our home, and price. The sales material was very high quality, with professional photos of the home and beautiful brochures. Duane has a solid knowledge of the market in our area and was honest regarding the time to sell based upon our home and timeline. R. & J. J.

We would not hire any realtor, other than Duane, to find us the right home and to sell our existing property. During the process Duane became our lifelong realtor and, even more importantly, a true friend. C. & M. E.

Duane was the perfect realtor to sell the home our parents owned. He has extensive real estate knowledge and knows the neighborhood very well. Duane was attentive and his guidance was invaluable. He is easy and pleasant to work with and we are grateful for his guidance, friendship, and very hard work on our behalf. We recommend him highly to anyone seeking the finest real estate agent. K. & R. C.

Duane is very professional, accessible, knowledgeable, and patient. As your realtor he has your best interests in mind. He responded to each of our questions and concerns immediately and helped us navigate them successfully. D. & A. L.



Realtor with real estate law background



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Main Number 303-279-6511	Health & Environ. 303-232-6301
Animal Control 303-271-5070	Highways & Trans. 303-271-8495
Assessor 303-271-8600	Planning & Zoning 303-271-8700
Building 303-271-8260	Public Information 303-271-8512
Clerk & Recorder 303-271-8168	Sheriff's Dept. 303-271-0211

COLUMBINE KNOLLS MARKET UPDATE

RE/MAX SYNERGY



Kari Kline
 720-323-5768
karikline95@gmail.com

Thank you for your continued loyalty and support over the years!



Homes **FOR SALE** in Columbine Knolls on 05/16/2026

<u>Style</u>	<u>Lowest</u>	<u>Highest</u>	<u>How Many?</u>
Ranch	\$690,000	\$815,000	2
Bi-Level	\$699,000	\$745,000	2
Tri-Level	\$649,999	\$850,000	4
2-Story	\$780,000	\$1,175,000	5

Homes **UNDER CONTRACT** in Columbine Knolls on 05/16/2026

<u>Style</u>	<u>Lowest</u>	<u>Highest</u>	<u>How Many?</u>
Ranch	- NONE AT THIS TIME -		
Bi-Level	\$775,000	\$775,000	1
Tri-Level	\$784,900	\$784,900	1
2-Story	\$850,000	\$885,000	2

Homes **SOLD** in past 6 MONTHS - Average Days on Market **56**

<u>Style</u>	<u>Lowest</u>	<u>Highest</u>	<u>How Many?</u>
Ranch	\$665,000	\$1,639,000	15
Bi-Level	\$830,000	\$830,000	1
Tri-Level	- NONE AT THIS TIME -		
2-Story	\$738,000	\$930,000	4

All the above information is from MetroList on 05/16/2026
 Not all the listings were listed and/or sold by **Kari Kline**

Pricing your home today isn't about "testing the market" to see what sticks. It's about pricing strategically from day one to create demand and attract serious buyers.

As NAR says, there's a "Goldilocks" price point — not too high, not too low, but just right. Price too high and buyers move on. Price it correctly, and you create interest, competition, and stronger offers.

In today's market, the right pricing strategy can mean the difference between:

- **Sitting on the market and reducing later**
- or**
- **Selling faster and stronger from the start.**

The bottom line? Getting the price right from day one matters more than ever.

