

**9260 Meadow Farms Dr
Milliken, CO 80543**



Hi Steven,

Thanks for looking over this report I put together for you. Of course, it's not completely fool proof, but it's about the best I can do without having seen the place in person. Please reach out any time, I hope to partner with you in order to get this place sold while saving you some money!

*I appreciate your consideration,
Gavin Field*

Gavin Field

Realtor

Colorado Real Estate License #100111717

📞 Work 720-810-9148

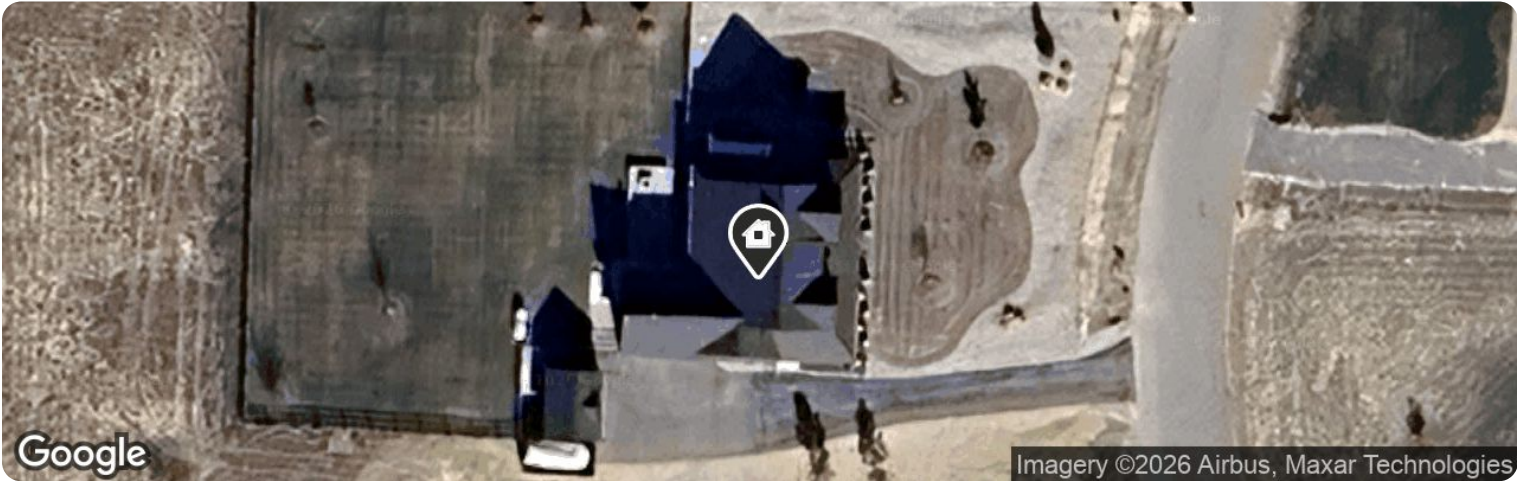
📠 (970) 797-2640

✉️ gavin@harmonybrokers.com

HARMONY BROKERS

2815 E Harmony Rd Ste 108

Fort Collins, CO 80528



Closed / For Sale • Sold Date: 2/27/2026, MLS Listing 1036564: 6/12/2025

Closed Price

\$1,200,000

Closed Date 2/27/2026 Listing ID 1036564

CMA Value

\$1,350,000

Last Edited 9/23/2026 Price per Sq Ft \$301

RVM®

\$1,275,720

RVM® Updated 9/2/2026

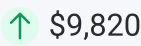
RVM® Estimated Range



RVM® Confidence



RVM® Month Change



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Property Information

Property Facts

Name	Public Facts	Listing Facts	Agent Refinements
Property Type	Single Family	Single Family	–
Property Subtype	Single Family Residential	Single Family Residence	–
Bedrooms	3	4	–
Total Baths	3	3	4
Full Baths	3	2	2
Partial Baths	–	1	2
Living Area (sq ft)	2,694	–	4,479
Building Area (sq ft)	2,694	–	4,736
Lot Size	1.62 acres	1.62 acres	–
Lot Dimensions	1.620 AC	–	–
Basement (sq ft)	–	1,952	1,975
Garage	Yes	–	–
Garage (spaces)	0	3	–
Year Built	2021	2021	–
Roofing	Composition Shingle	Composition, Metal	–
Heating	Central	Forced Air, Zoned	–
Cooling	Central	Central Air	–
Fireplaces	–	Yes	–
Basement	Improved Basement (Finished)	Full, Partially Finished, Slab, Sump Pump	–
Construction	Frame	Composition, Frame, Stone	–
Exterior Walls	Siding (Alum/Vinyl)	–	–
Number of Units	0	–	–
Number of Stories	2 story with Basement	Two	–

Interior Features

LISTING

Appliance	Fire Alarm, Refrigerator, Gas Range, Double Oven, Disposal, Dishwasher, Microwave	Basement	Sump Pump, Full, Slab, Partially Finished
Cooling	Central Air	Fireplace	Gas
Floor	Wood	Heating	Zoned, Forced Air
Window	Window Coverings	Approximate Above Ground	2694 sq ft
Approximate Below Ground	1952 sq ft		

PUBLIC

Basement Finished	1658 sq ft	Basement Unfinished	1952 sq ft
Garage	800 sq ft	Interior Walls	Gypsum Board/Drywall/Sheetrock/Wallboard
Number of Plumbing Fixtures	13	Porch/Stoop	1097 sq ft

Exterior Features

LISTING

Construction	Frame, Composition, Stone	Fence	Fenced, Wood
Horse Property	Horse Allowed, Horses Permitted, Riding Trails	Patio	Patio
Roof	Metal, Composition	Parking	RV Access/Parking
Sewer	Septic, Vault, Septic Tank	Levels	Two
Utilities	Cable Available, Propane, High Speed Internet, Electric - Available	Water	City
View	Mountainous, Hills	General	Sprinkler System
Lot Size Features	Farm Land, Paved, Level , Outbuildings, House/Lot Faces East		

9260 Meadow Farms Dr, Milliken, CO 80543



Exterior Features

PUBLIC			
Lot Size - Square Feet	70,567 sq ft	Lot Size - Acres	1.62 acres
Neighborhood Code	6903	Current Use	Single Family
Utility Bldg.	320		

Homeowner Association

Association	Yes	Phone	970-302-4724
Dues	\$550	Payments Per Year	1
Features	Amenities		

Legal Description

Parcel Number	R8950523	Tax ID	R8950523
County	Weld County	Census Tract	081230021.013030
Carrier Route	R802	Abbreviated Description	LOT 4 MEADOW FARMS FG 1
Current Use	Single Family		

Owner Facts

Owner Name (Public)	STEVEN H. HUGHES	Owner Name 2 (Public)	DEBRA F. HUGHES
Mailing Address	39884 Ridgecrest Ct Severance CO 80610-9766	Phone Number	9707727684
Owner Occupied	Yes		



Location Details

Directions to Property From Denver, take I-25 N to Co Rd 34 in Mead. Take exit 245 from I-25 N. Merge onto I-25 N. Take exit 245 toward Mead. Continue on Co Rd 34. Take Weld County Rd 17 and Weld County Rd 19 to Meadow Farms Dr in Milliken. Turn right onto Co Rd 34. Turn left o

Subdivision Meadow Farms Fg 1

Zoning RES **Community Features** Trail

Area Description Greeley/Weld **Flood Zone** AREA NOT INCLUDED

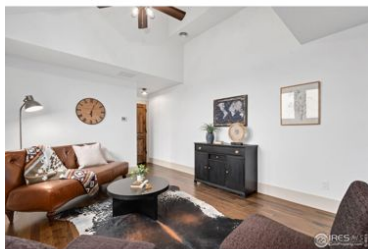
Photos

Listing Photos



Photos

Listing Photos



Photos

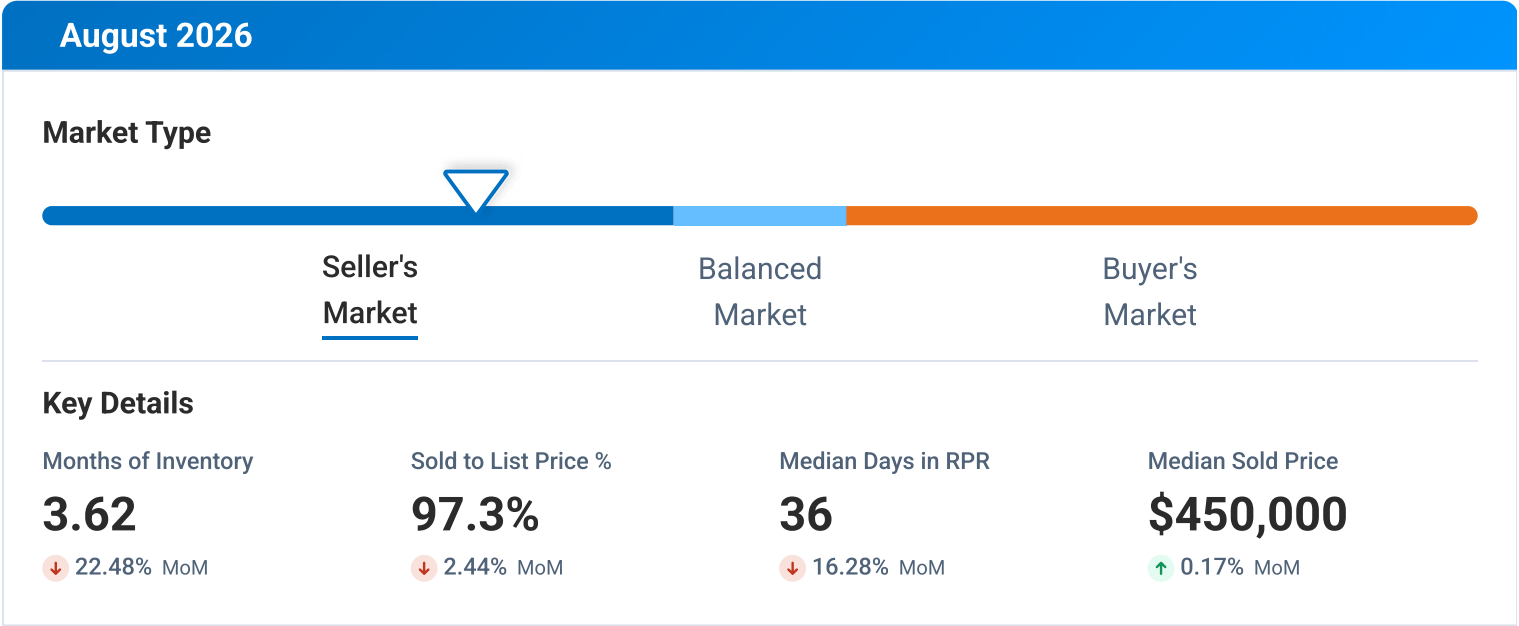
Listing Photos



Market Trends

Market Trends for Milliken, CO 80543

Single Family Residence





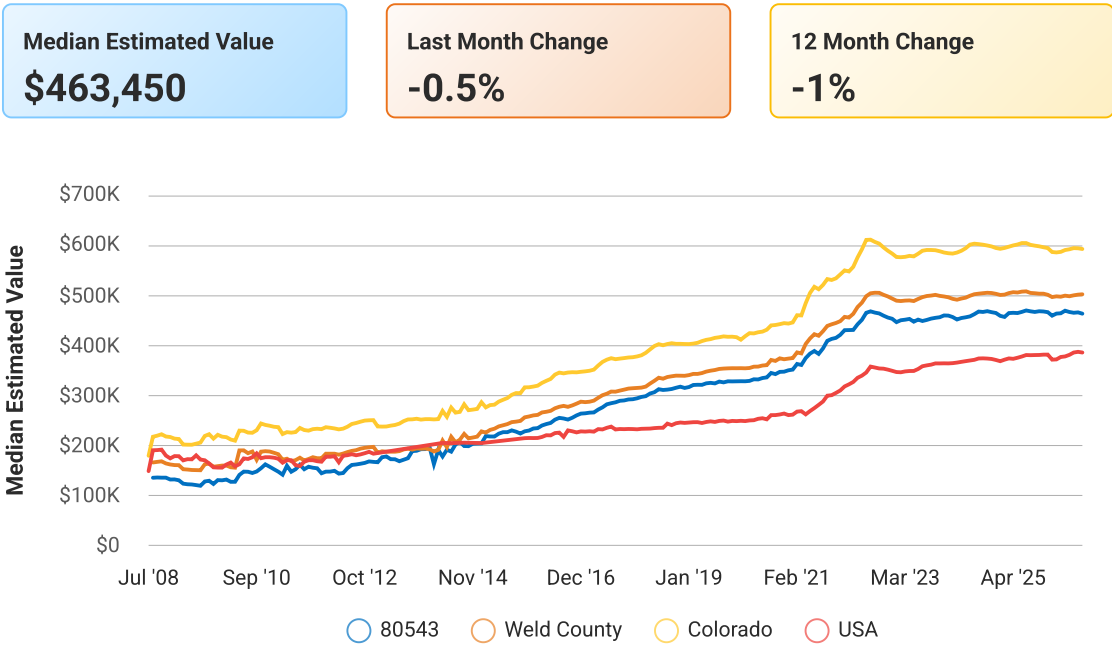
August 2026 Median Estimated Property Value

Single Family Residence

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly



August 2026 Active Listings

Milliken, CO 80543

Single Family Residence

This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly



August 2026 Sold Listings

Milliken, CO 80543

Single Family Residence

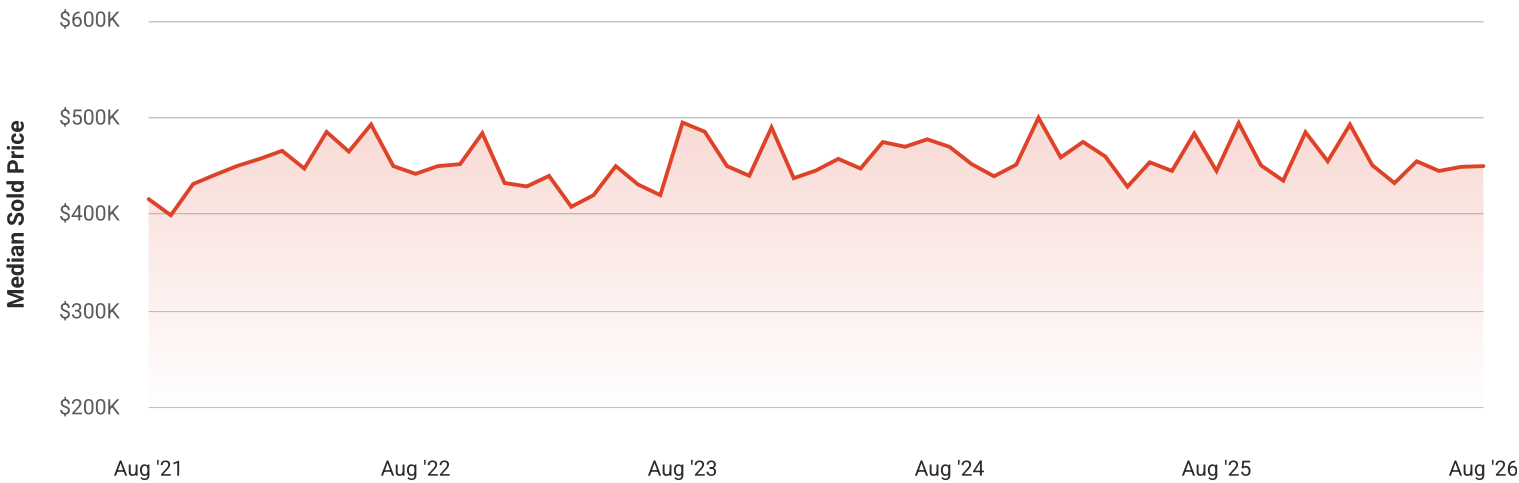
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - \$450,000

↑ 0.2% Month over Month



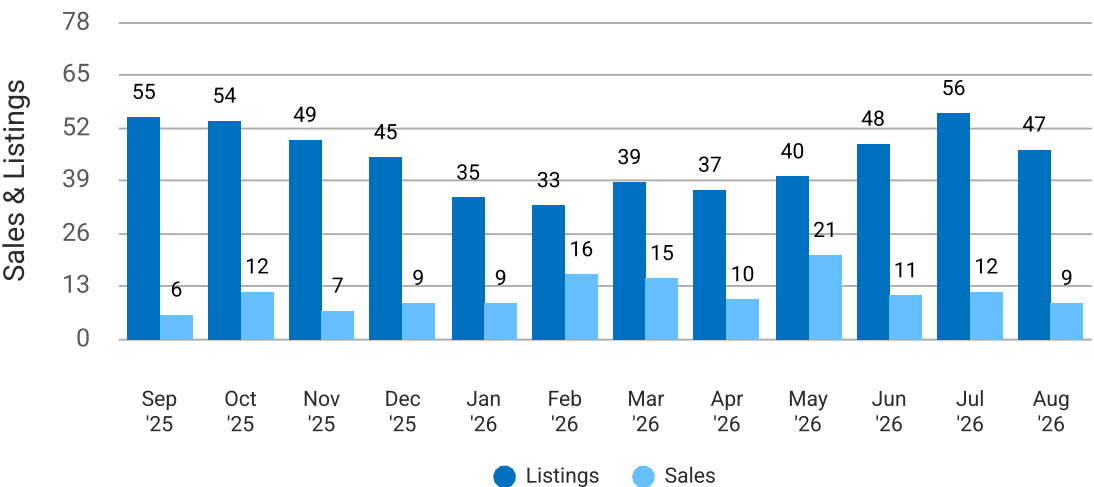
Total Sales and Active Listings in Milliken, CO 80543

Single Family Residence

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



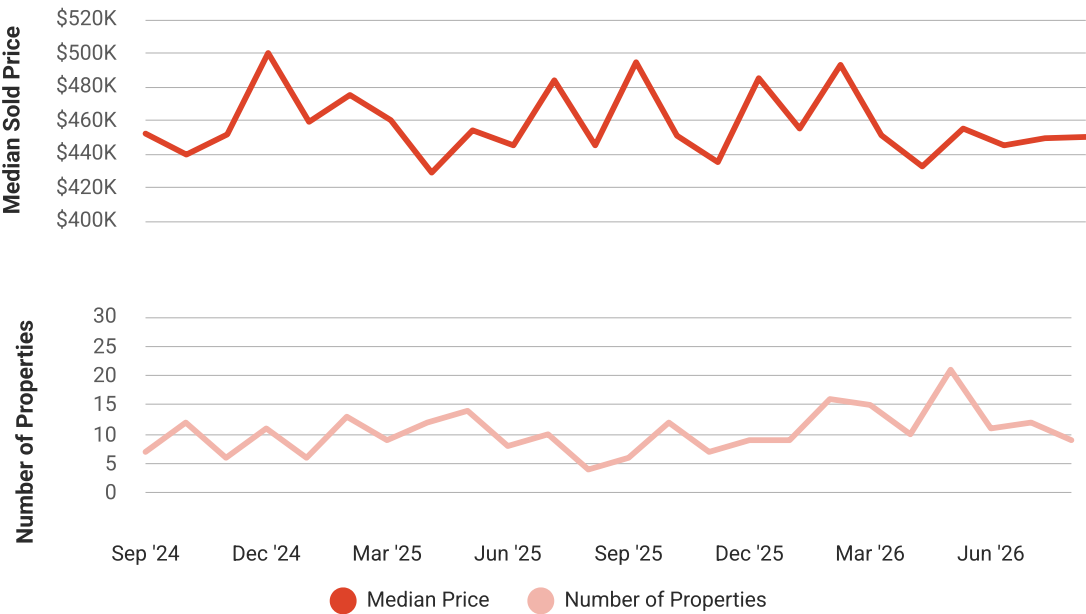
Median Sold Price vs Sold Listings in Milliken, CO 80543

Single Family Residence

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



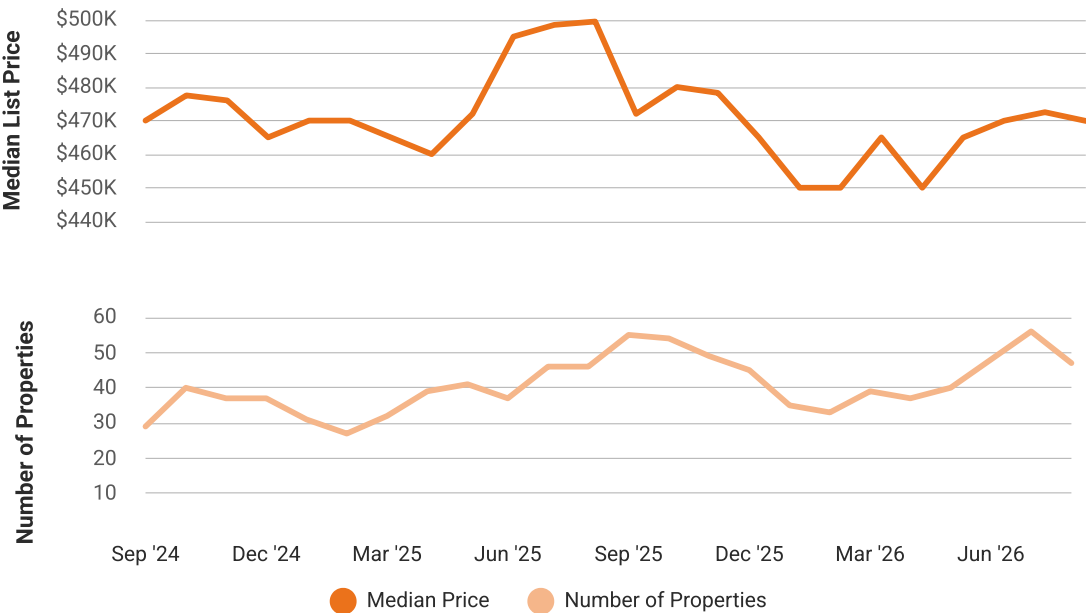
Median List Price vs Active Listings in Milliken, CO 80543

Single Family Residence

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



Market Activity

Market Activity Filters

Sort Order: Date

Maximum Properties Per Change Type: 8

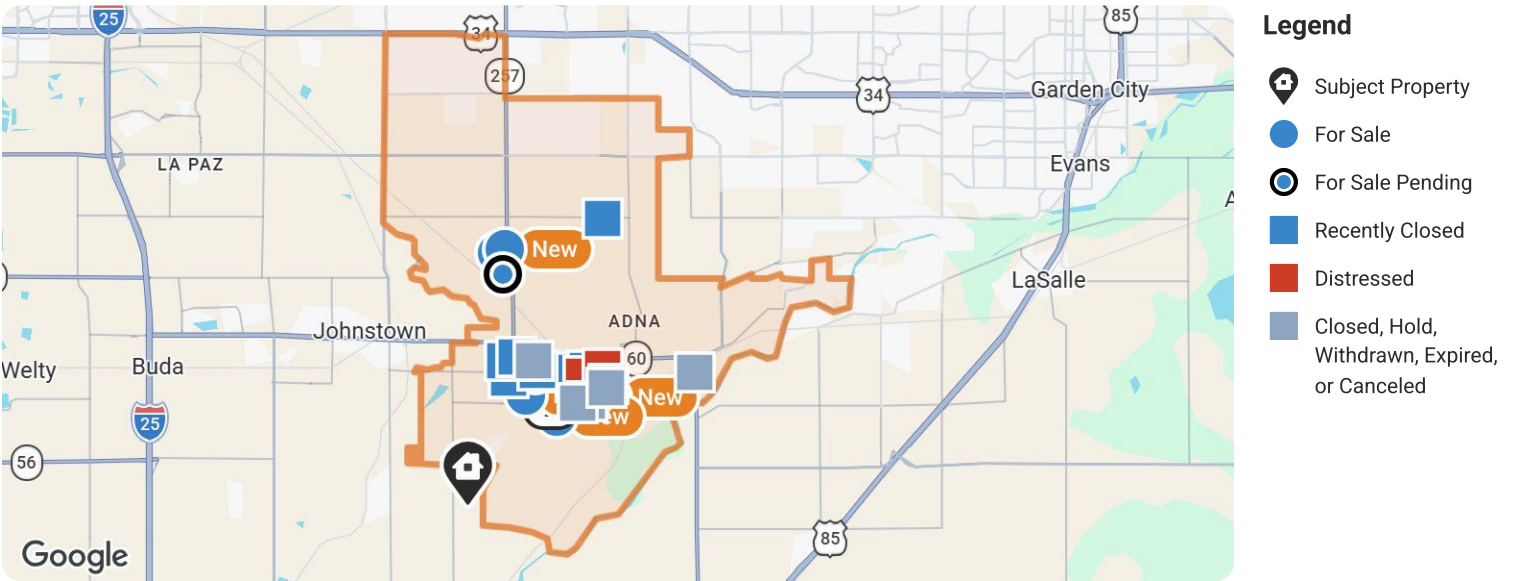
Change Types: New Listings, Pending, Closed, Distressed, Expired

Property Types: Single Family

Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

Summary

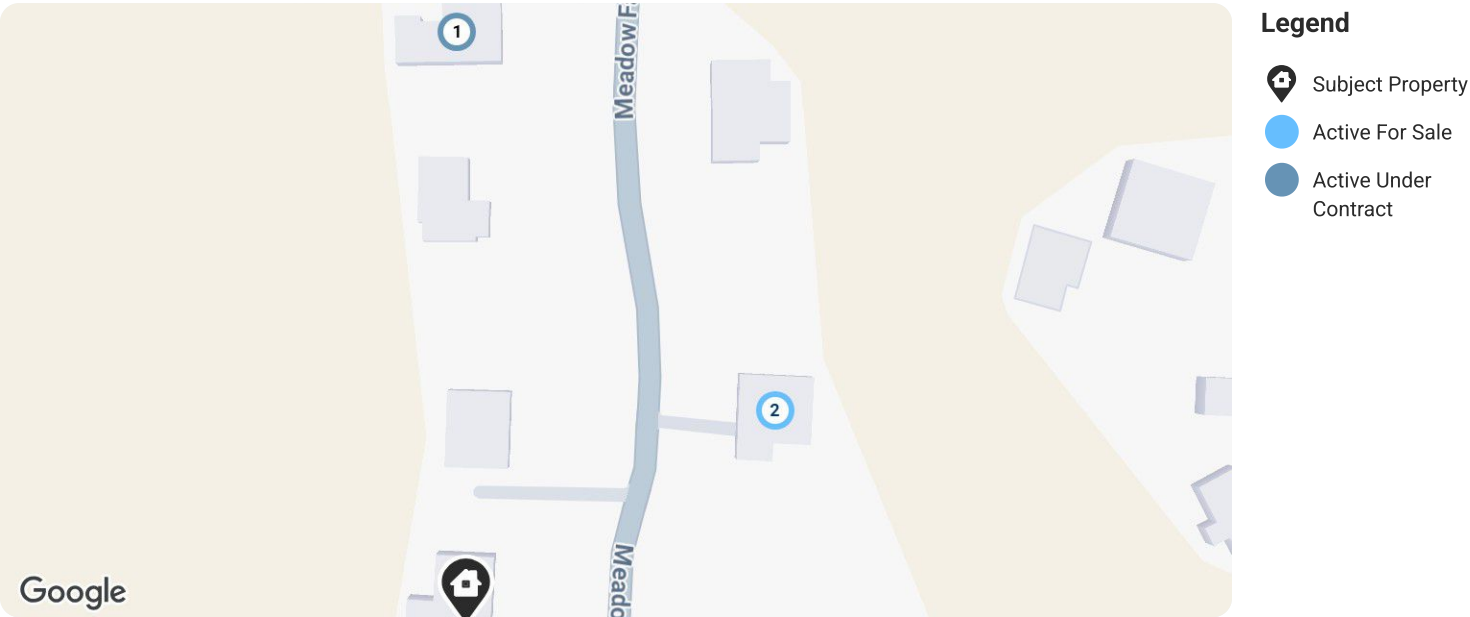
For Sale Activity in the Last 12 Months



	Agent Selected Comps	New	Pending	Closed	Distressed	Expired
Number of Properties	2	8	1	8	4	8
Lowest Listing Price / Est.Value	\$1,275,000	\$354,900	\$475,000	\$225,000	\$466,320	\$265,000
Median Listing Price / Est.Value	\$1,280,000	\$474,950	\$475,000	\$442,500	\$484,980	\$462,450
Highest Listing Price / Est.Value	\$1,285,000	\$749,990	\$475,000	\$770,000	\$512,670	\$585,000
Median Living Area (sqft)	3,970	1,983	1,807	1,358	1,618	1,516
Median Price / sqft	\$324	\$266	\$263	\$313	\$302	\$309
Average Days in RPR	76	15	112	65	–	137
Median Days in RPR	76	15	112	36	–	104
Median Age	5	25	26	36	10	10
Source	Listings	Listings	Listings	Public Records & Listings	Public Records & Listings	Listings

CMA

Comp Property Summary



Comp Property Adjustments



Address	9260 Meadow Farms Dr Milliken, CO 80543	9200 Meadow Farms Dr Milliken, CO 80543	9251 Meadow Farms Dr Milliken, CO 80543
Status	 Subject Property	1  Active Under Contract	2   New Active
MLS ID	1036564	1059672	1067336
Proximity		0.09 Mi. N	0.06 Mi. NE
Value	\$1,200,000	\$1,285,000	\$1,275,000
Date	2/27/2026 Closed Date	5/21/2026 List Date	8/27/2026 List Date
Days in RPR	260	125	27
Price per Sq Ft	\$445	\$349	\$300
Adjusted Result Adjusted \$/sqft			
Bedrooms	4	4	5
Total Baths	4	4	3
Partial Baths	2	1	1
Living Area	4,479	3,682	4,257
Building Area	4,736	2,225	2,406
Lot Size	1.62 acres	1.54 acres	1.51 acres
Year Built	2021	2020	2021
Property Type	Single Family	Single Family	Single Family
Property Subtype	Single Family Residence	Single Family Residence	Single Family Residence
Listing Broker	<i>Courtesy of KELLER WILLIAMS-DTC</i>	<i>Listing Courtesy of P23 REALTY LLC</i>	<i>Listing Courtesy of REAL</i>
Description	Impeccably designed modern farmhouse, where luxury meets livability on 1.62 fully fenced acres in a sought-after equestrian community with its own riding loop. Every inch of this property is crafted wi...	Custom-built ranch home on 1.5+ acres with stunning mountain views! experience custom home living at its finest in this beautifully designed ranch-style home, perfectly situated on over 1.5 acres...	Set on 1.5 acres, this quality-built ranch offers the space, privacy and relaxed rural setting buyers are looking for, while remaining conveniently located for commuting. An oversized 1,034 sq. Ft. 3-...

Highlighted fields were changed by agent to reflect knowledge of this property.

Seller

9260 Meadow Farms Dr, Milliken, CO 80543



Pricing Strategy

CMA Value

\$1,350,000

Last Edited 9/23/2026 Price per Sq Ft \$301



Pricing Strategy

This chart compares the high, low and median price of homes in various listing statuses in the subject property's ZIP code to help determine the asking price for the subject property. The prices of the Selected Comps are closed prices where available.

	Selected Comps	For Sale or For Lease Listings	Distressed	Expired Listings	Closed
Lowest Price	\$1,275,000	\$290,000	\$466,320	\$250,000	\$128,300
Median Price	\$1,280,000	\$489,900	\$484,980	\$515,000	\$507,500
Highest Price	\$1,285,000	\$1,300,000	\$512,670	\$2,000,000	\$858,000
Median Price per sq.ft.	\$325	\$264	\$302	\$251	\$275
Median Days in RPR	76	47	–	167	53

Sold Price Comparison

This section compares prices for 3 properties in the subject property's ZIP code with a similar number of beds and baths, sold within the past 90 days.

	Sold Price	Price Per Sq. Ft.
Lowest Price	\$460,000	\$269
Median Price	\$470,000	\$307
Highest Price	\$520,000	\$317

CMA Summary

This section compares the prices of 2 agent-selected properties near the subject property.

Average of Comps	\$1,453,436
Adjustments	–
Recommended Price	\$1,350,000 (or \$301 per sq ft)

Refined Value Summary

This section uses property characteristics, home improvements made, and market conditions.

Original Estimated Value	\$1,275,720
Changes Based on Home Facts	+\$491,837
Home Improvement Adjustments	–
Needed Improvement Adjustments	–
Market Condition Adjustments	–
Estimate + Adjustments	\$1,767,557 (or \$395 per sq ft)

About RPR

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