

7841 Garrison Cir
Arvada, CO 80005



Gavin Field

Realtor

Colorado Real Estate License #100111717

📞 Work 720-810-9148

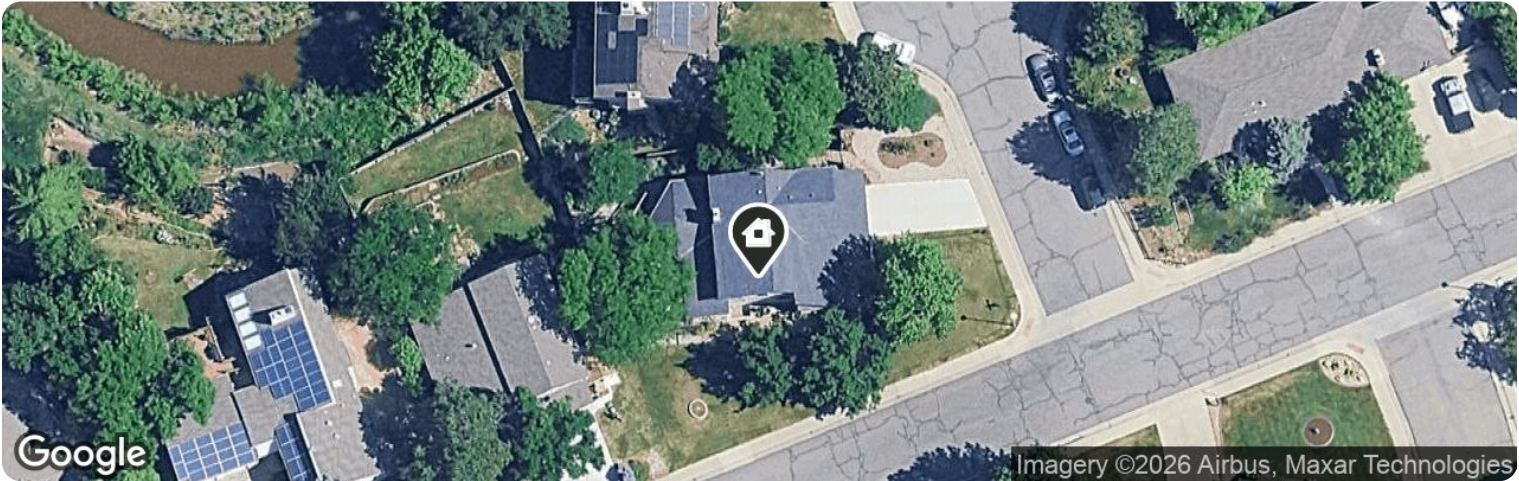
📠 (970) 797-2640

✉️ gavin@harmonybrokers.com

HARMONY BROKERS

2815 E Harmony Rd Ste 108

Fort Collins, CO 80528



Off Market / Public Record • Public Record

Closed Price

Closed Price not available

RVM®

\$793,140

RVM® Updated 8/29/2026

RVM® Estimated Range

\$705.9K \$880.4K

RVM® Confidence



RVM® Year Change

↓ 9.94%

CMA Value

\$824,382

CMA Range

\$772.3K \$891.2K

Last Edited 9/2/2026 Price per Sq Ft \$296

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.

Property Information

Property Facts

Name	Public Facts	Agent Refinements
Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	–
Bedrooms	4	–
Total Baths	3	4
Full Baths	3	3
Partial Baths	–	1
Living Area (sq ft)	2,788	–
Building Area (sq ft)	2,788	–
Lot Size	9,104 sq ft	–
Lot Dimensions	9104 SF	–
Garage	Yes	–
Garage (spaces)	0	2
Pool	Spa or Hot Tub (only)	–
Year Built	1978	–
Roofing	Wood Shake / Shingles	–
Heating	Forced Air Unit	–
Cooling	–	Central Air
Fireplaces	1	–
Basement	Basement	–
Construction	Frame	–
Number of Units	0	–
Number of Stories	S/L+B	–



Interior Features

PUBLIC			
1st Floor	1672 sq ft	2nd Floor	1116 sq ft
Basement	797 sq ft	Effective Area	2788 sq ft
Garage	483 sq ft		

Exterior Features

PUBLIC			
Lot Size - Square Feet	9,104 sq ft	Lot Size - Acres	0.21 acres
Neighborhood Code	1105.00	Current Use	Single Family Residential
Effective Year Built	1990	Building Quality	C
Wood Deck	580		

Legal Description

Parcel Number	29-342-05-070	Tax ID	300110847
County	Jefferson County	City/Municipality/Township	ARVADA
Census Tract	080590102.062000	Carrier Route	C071
Abbreviated Description	LOT:49,50 CITY/MUNI/TWP:ARVADA TR#:A,B SEC/TWN/RNG/MER:SEC 34 TWN 02S RNG 69W SECTION 34 TOWNSHIP 02 RANGE 69 QTR NW SUBDIVISIONCD 677400 SUBDIVISIONNAME SIERRA ESTATES FLG #4 BLOCK LOT 0050 SIZE: 8538 T	Current Use	Single Family Residential



7841 Garrison Cir, Arvada, CO 80005



Owner Facts

Owner Name (Public)	ELIZABETH ANN SIMMONS	Mailing Address	7841 Garrison Cir Arvada CO 80005-4041
Owner Occupied	Yes		

Location Details

Flood Zone	X (unshaded)
------------	--------------

Market Trends

Market Trends for Arvada, CO 80005

Single Family Residence

July 2026

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

Months of Inventory

2.39

↑ 10.14% MoM

Sold to List Price %

99.9%

↓ 0.19% MoM

Median Days in RPR

8

↓ 55.56% MoM

Median Sold Price

\$715,000

↓ 0.28% MoM





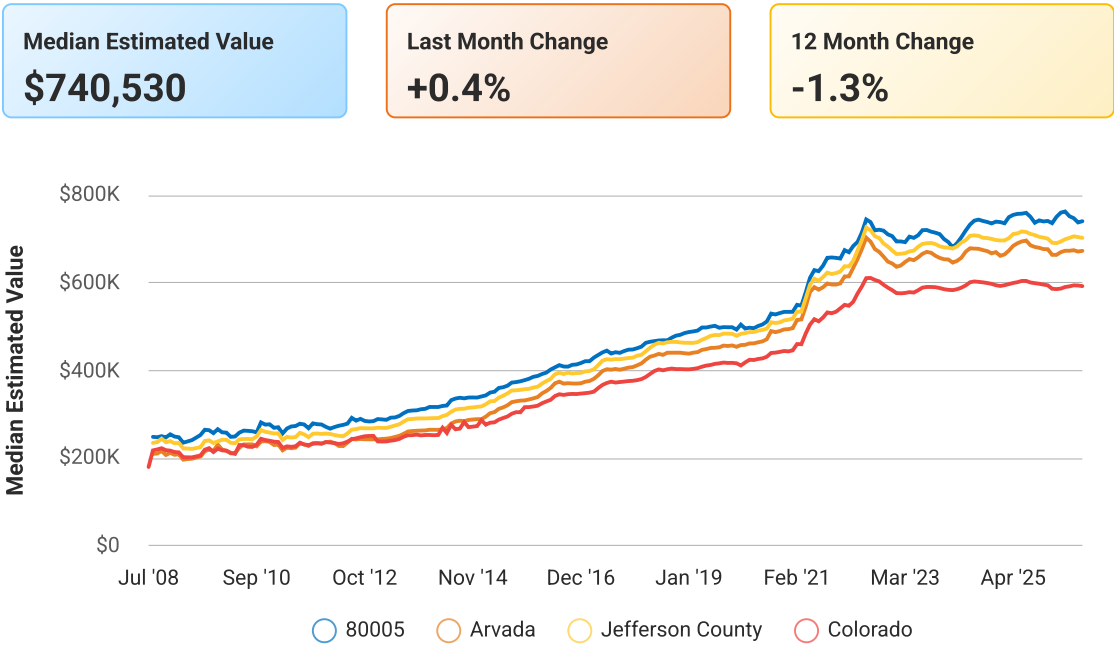
August 2026 Median Estimated Property Value

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



July 2026 Active Listings

Arvada, CO 80005

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





July 2026 Sold Listings

Arvada, CO 80005

Single Family Residence

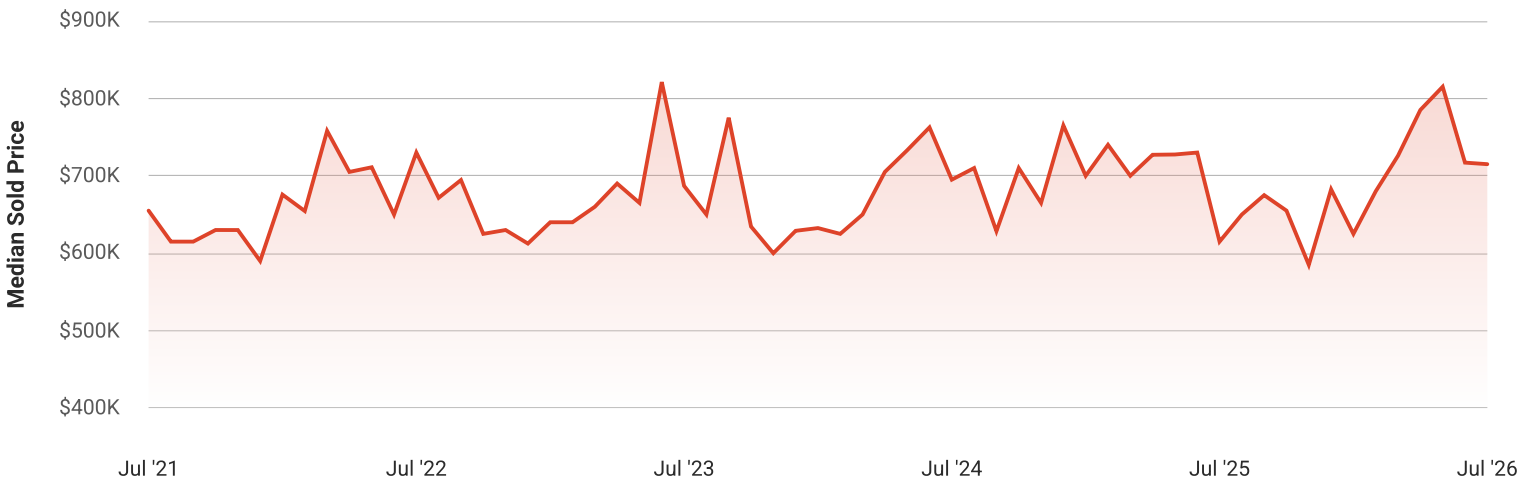
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between 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 - \$715,000

0.3% Month over Month



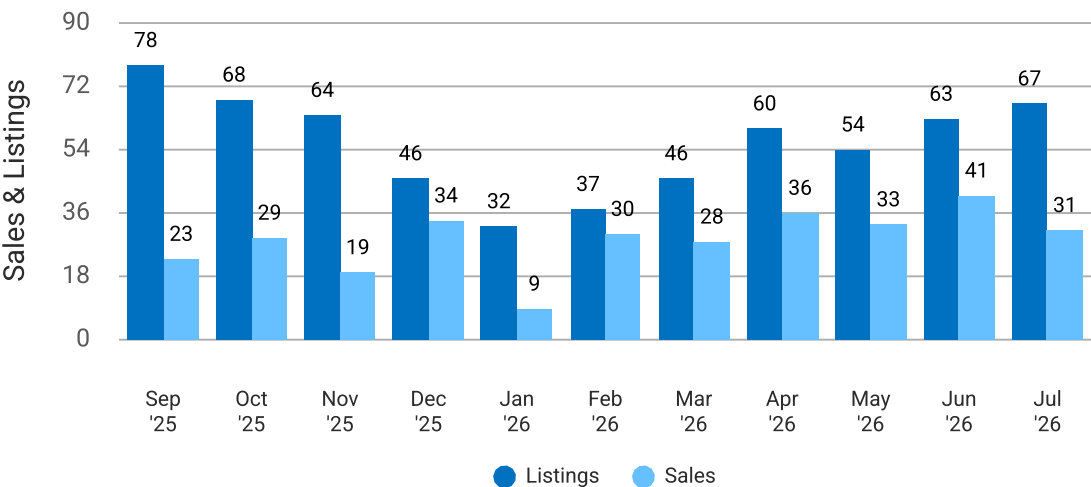
Total Sales and Active Listings in Arvada, CO 80005

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





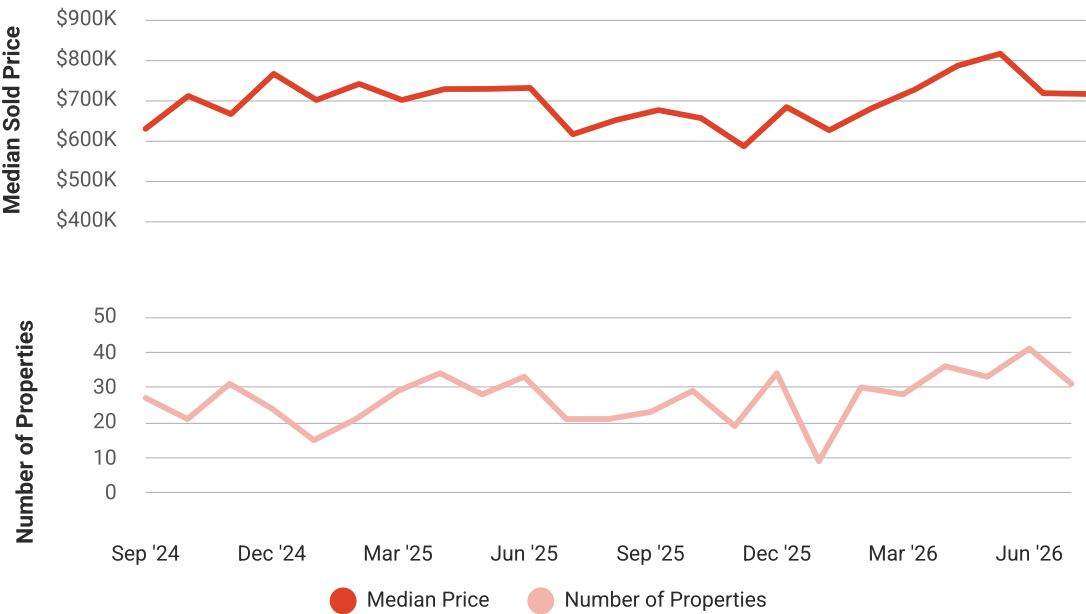
Median Sold Price vs Sold Listings in Arvada, CO 80005

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



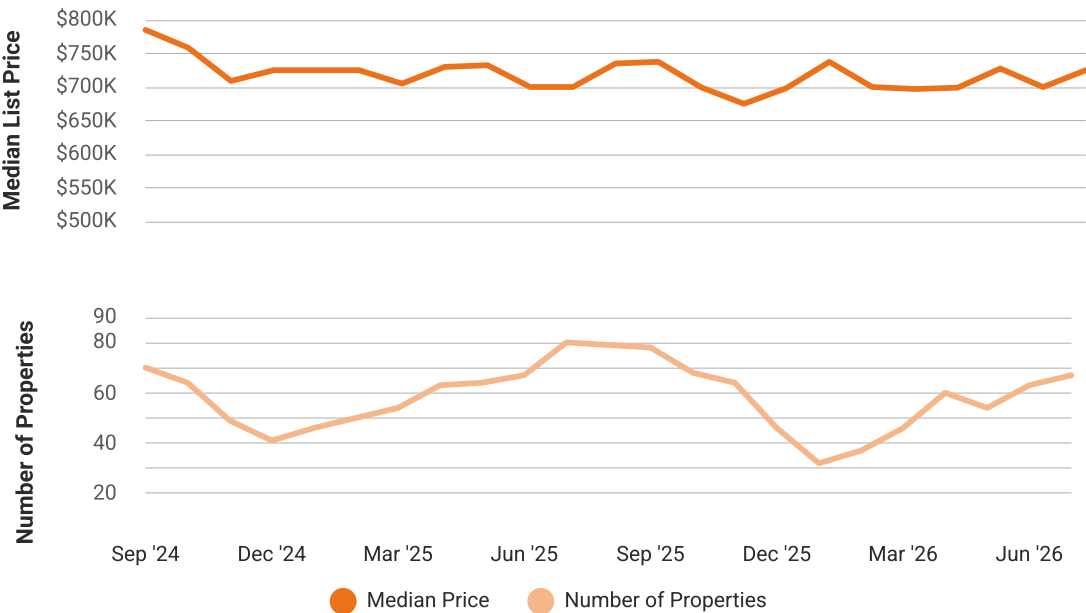
Median List Price vs Active Listings in Arvada, CO 80005

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





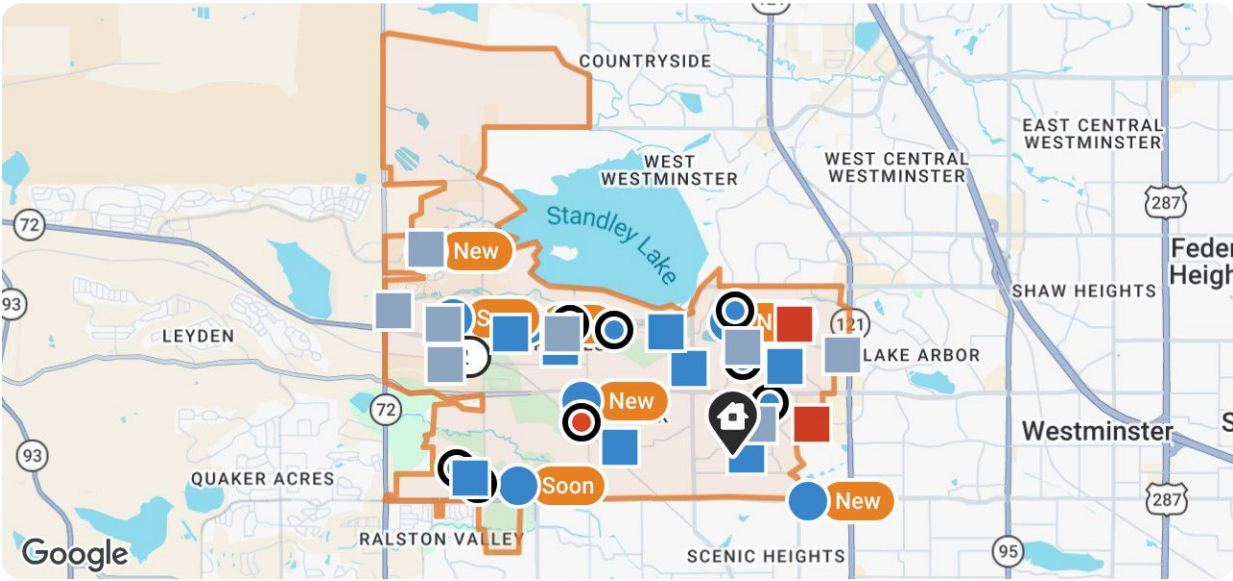
Market Activity

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



Legend

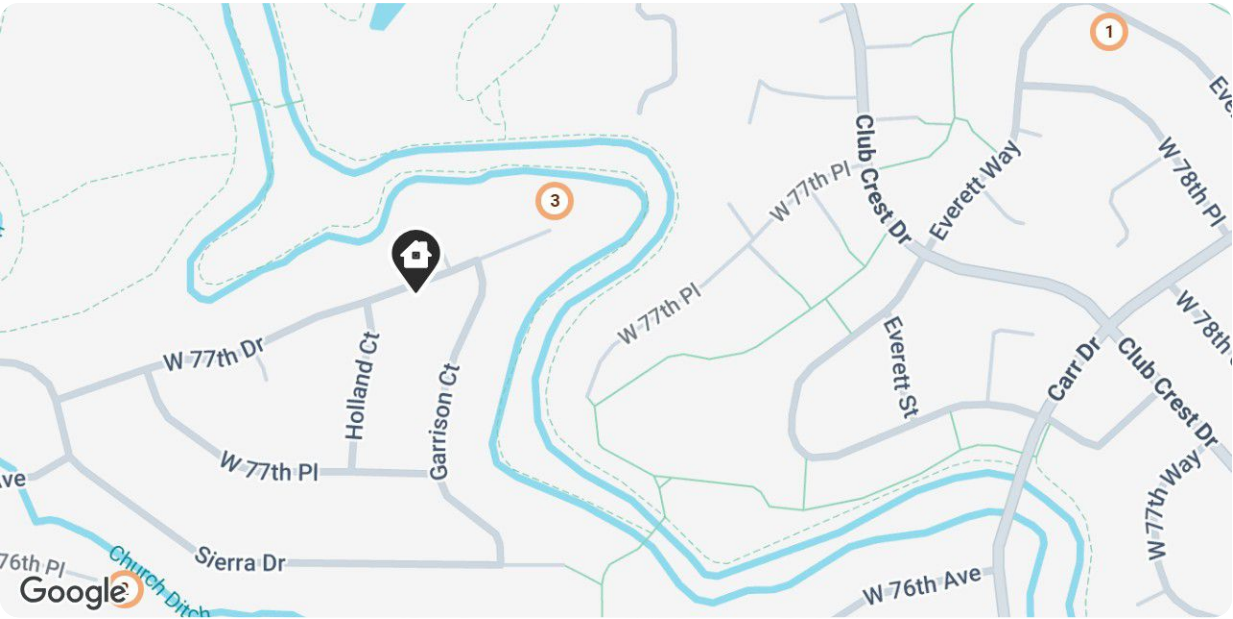
- Subject Property
- For Sale
- For Sale Pending
- Distressed Pending
- Recently Closed
- Distressed
- Closed, Hold, Withdrawn, Expired, or Canceled

	Agent Selected Comps	New	Pending	Closed	Distressed	Expired
Number of Properties	3	8	8	8	3	8
Lowest Listing Price / Est.Value	\$810,000	\$540,000	\$550,000	\$475,000	\$579,290	\$549,900
Median Listing Price / Est.Value	\$835,000	\$799,500	\$650,000	\$709,500	\$731,980	\$742,000
Highest Listing Price / Est.Value	\$842,230	\$1,195,000	\$867,000	\$1,100,000	\$850,000	\$850,000
Median Living Area (sqft)	3,060	2,511	2,291	3,004	2,033	2,070
Median Price / sqft	\$265	\$321	\$279	\$266	\$285	\$332
Average Days in RPR	9	17	74	57	1	59
Median Days in RPR	3	6	49	49	1	57
Median Age	54	30	49	44	34	41
Source	Listings	Listings	Listings	Public Records & Listings	Public Records & Listings	Listings



CMA

Comp Property Summary



- Legend**
-  Subject Property
 -  Closed

Comp Property Adjustments



Address	7841 Garrison Cir Arvada, CO 80005	7872 Everett Way Arvada, CO 80005	9700 W 76th Pl Arvada, CO 80005	9295 W 77th Dr Arvada, CO 80005
Status	 Subject Property	1  Closed	2  Closed	3  Closed
MLS ID	–	3470921	1594167	3466671
Proximity	–	0.46 Mi. E	0.28 Mi. SW	0.1 Mi. E
Value	–	\$810,000	\$842,230	\$835,000
Date	–	5/7/2026 Closed Date	7/10/2026 Closed Date	6/18/2026 Closed Date
Days in RPR	–	22	3	3
Price per Sq Ft	–	\$265	\$230	\$458
Concession \$	–	–	\$0	\$0
Property Type	Single Family	Single Family	Single Family	Single Family
Property Subtype	Single Family Residential	Single Family Residence	Single Family Residence	Single Family Residence
Bedrooms	4	4	6 +\$14,000	4
Total Baths	3.1	4.0	2.1	1.2
Full Baths	3	4 +\$1,500	2 +\$3,000	1 -\$6,000
Partial Baths	1	–	1	2 +\$1,500
Living Area (sq ft)	2,788	3,060 +\$13,600	3,657 +\$43,450	1,824 -\$48,200
Building Area (sq ft)	2,788	3,060	2,231	1,824
Living Area Above Grade (sq ft)	–	–	2,231	1,824
Lot Size	9,104 sq ft	9,148 sq ft	0.53 acres	0.27 acres
Lot Dimensions	9104 SF	9148 SF	23174 SF	11935 SF
Garage	Yes	Yes	Yes	Yes
Pool	Spa or Hot Tub (only)	–	–	–
Location	–	Sprinklers - Front, Sprinklers - Rear	–	–
View	Beneficial	–	–	–
View Factors	Wildlife Refuge	– -\$10,000	– -\$10,000	– -\$10,000
Year Built	1978	1972	1962	1976

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

Comp Property Adjustments

				
Address	7841 Garrison Cir Arvada, CO 80005	7872 Everett Way Arvada, CO 80005	9700 W 76th Pl Arvada, CO 80005	9295 W 77th Dr Arvada, CO 80005
Status	 Subject Property	1  Closed	2  Closed	3  Closed
Age	48	54	64	50
Heating Features	Forced Air Unit	Forced Air	Baseboard, Hot Water, Radiant	Forced Air
Cooling Features	Central Air	Central Air	Attic Fan, Ceiling Fans -\$1,500	Ceiling Fans, Central Air
Porch/Patio/Deck	Deck, Patio	Covered, Deck, Front Porch	Deck, Patio	Deck, Patio
Roofing Features	Wood Shake / Shingles	Composition	Tile	Composition
Fireplaces	1	1 -\$5,000	1	1
Basement Features	Basement	Finished, Full	Full, Partially Finished	Unfinished, Walk-Out
Construction Features	Frame	Brick, Vinyl Siding	Brick, Concrete, Wood Siding	Brick, Frame
Number of Units	0	0	0	0
Number of Stories	S/L+B	Two	Two	Two
Listing Broker	—	Courtesy of RE/MAX Alliance	Courtesy of ROAM REAL ESTATE GROUP	Courtesy of RE/MAX ALLIANCE - OLDE TOWN
Adjusted Value of Comps		\$810,100 (\$265/sqft) Adjustments: +\$100 (Up -/sqft)	\$891,180 (\$244/sqft) Adjustments: +\$48,950 (Up \$14/sqft)	\$772,300 (\$423/sqft) Adjustments: -\$62,700 (Down \$35/sqft)
Net Adjustment %		+0.01%	+5.81%	-7.51%
Gross Adjustment %		3.72%	8.54%	7.87%
Comp Weighting		34%	33%	33%

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

Pricing Strategy

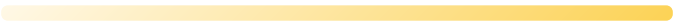
CMA Value

\$824,382

CMA Range

\$772.3K

\$891.2K



Last Edited 9/2/2026 Price per Sq Ft \$296



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	Pending Sales	Distressed	Expired Listings	Closed
Lowest Price	\$810,000	\$500,000	\$525,000	\$731,980	\$314,900	\$408,000
Median Price	\$835,000	\$739,900	\$672,500	\$903,480	\$785,000	\$704,000
Highest Price	\$842,230	\$1,784,000	\$867,000	\$903,480	\$2,449,000	\$1,552,500
Median Price per sq.ft.	\$265	\$311	\$275	\$380	\$314	\$285
Median Days in RPR	28	24	59	22	102	39

Sold Price Comparison

This section compares prices for 16 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	\$408,000	\$214
Median Price	\$678,500	\$320
Highest Price	\$862,500	\$457

CMA Summary

This section compares the prices of 3 agent-selected properties near the subject property.

Number of Comps	3
Comps Range	\$810K - \$842.2K
Result of CMA Analysis	\$824,382 (or \$296 per sq ft)

Refined Value Summary

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

Original Estimated Value	\$793,140
Changes Based on Home Facts	—
Home Improvement Adjustments	—
Needed Improvement Adjustments	—
Market Condition Adjustments	—
Estimate + Adjustments	\$793,140 (or \$284 per sq ft)



About RPR

- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

Learn More

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>

