

# MICROMARKET REPORT | DENVER METRO



Fuller

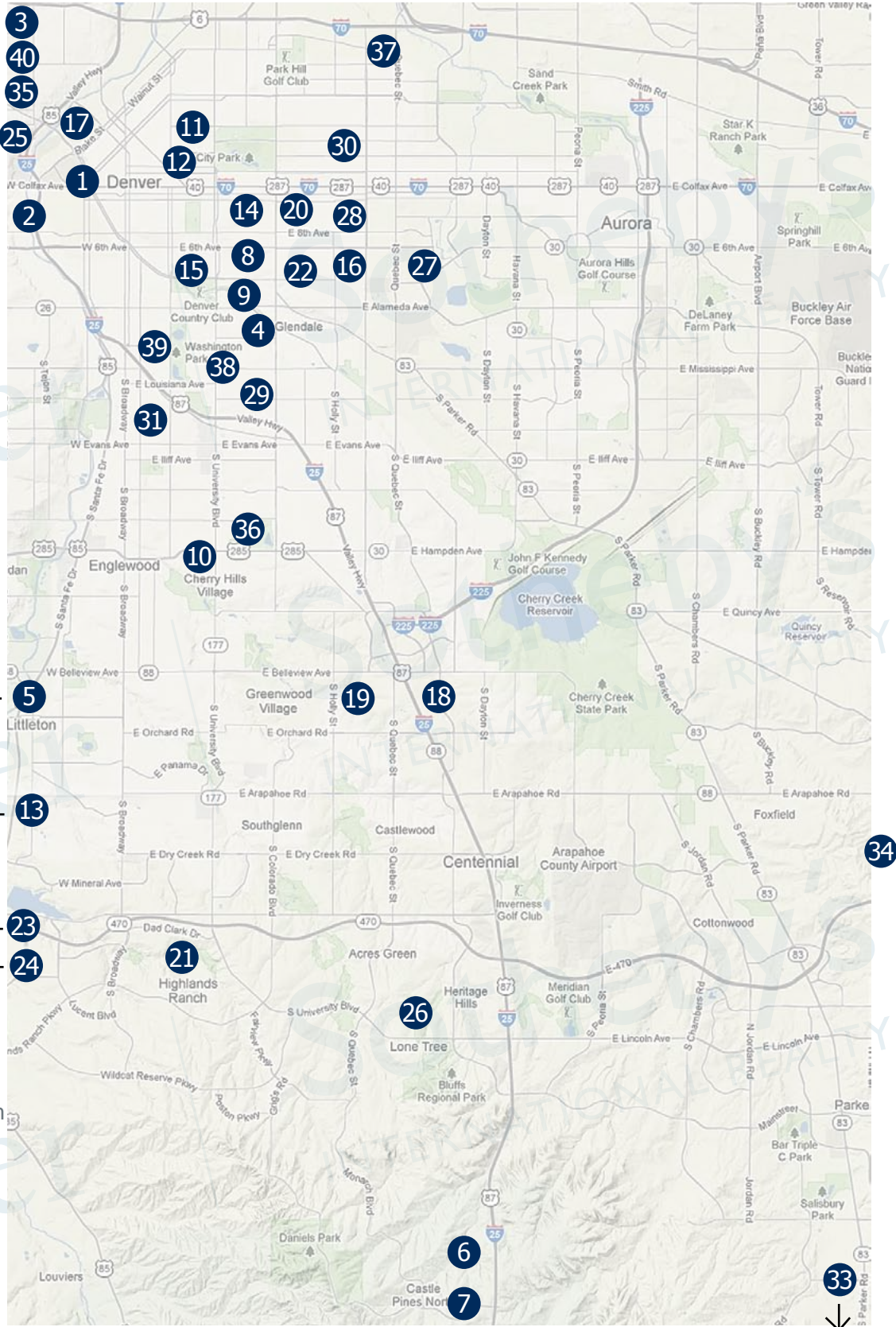
Sotheby's  
INTERNATIONAL REALTY

QUARTER 3 2012 | [WWW.COLORADOMICROREPORTS.COM](http://WWW.COLORADOMICROREPORTS.COM)

DATA FOR JANUARY 1 THROUGH SEPTEMBER 30

# DENVER METRO NEIGHBORHOODS

1. Denver (City)
2. Belmar
3. Berkeley
4. Bonnie Brae / Belcaro
5. Bow Mar/Bow Mar South
6. Castle Pines North
7. Castle Pines Village
8. Cherry Creek North
9. Cherry Creek South/East
10. Cherry Hills Village
11. City Park
12. City Park South
13. Columbine Valley
14. Congress Park
15. Country Club
16. Crestmoor
17. Downtown (Condo)
18. Greenwood Village East
19. Greenwood Village West
20. Hale Mayfair
21. Highlands Ranch
22. Hilltop
23. Ken Caryl North Ranch
24. Ken Caryl Valley
25. LoHi
26. Lone Tree
27. Lowry
28. Montclair
29. Observatory Park
30. Park Hill
31. Platt Park
32. Polo Reserve
33. Pradera and Timbers
34. Saddle Rock/Tallyn's Reach
35. Sloan's Lake
36. Southern Hills
37. Stapleton
38. Washington Park East
39. Washington Park West
40. West Highlands





# DENVER

**National News Reports**  
 ...Metro Denver as also including  
 Boulder & Evergreen.

## Denver Real Estate Reports Show Strong Signs of Growth and Fewer Days on Market in Third Quarter 2012

Significant market trends since 2011 provide an optimistic outlook for Denver area real estate. Home values are up 4% from 2011 - the first measurable increase in five years, Denver metro housing inventory falls by nearly one-third since last year, and average number of days on market shrinks by 27%.

According to the Genesis Group Mid-Year 2012 Metro Denver Housing Overview, the Denver metro area is positioned to improve as strong economic recovery unfolds across the nation. The report forecasts 5,500 new production home sales for 2012, approximately a 33% increase from the low levels of 2009-2011.

Contributing factors to the market’s upswing include improvements in job growth, strong consumer confidence throughout the Rocky Mountain region, and a significant increase in home values up 4% from last year.

A recent study released by Zillow indicates Denver metro housing inventory has fallen by nearly one-third across all three price tiers over the past year. With inventories down and demand up, home prices are on the rise, boding well for the housing market.

### DENVER (AREA) *Single Family and Condos*

Quarter 3 - Jan. through Sept.	2011	2012	% Change
Listings Put Under Contract	37332	44805	20.0%
Sold Listings (All Properties)	29980	35112	17.1%
Sold Single Family	23956	28218	17.8%
Sold Condo	6024	6894	14.4%
Average Days on Market	109	79	-27.2%
Average Price	\$257,063	\$278,100	8.2%
% Sold Price to List Price	96%	97%	1.0%
Quarter End Active Inventory	15533	10470	-32.6%

Based on Information from Metrolist, Inc. This representation is based in whole or in part on data supplied by Metrolist, Inc. Metrolist Inc. does not guarantee nor is in any way responsible for its accuracy. Data maintained by Metrolist, Inc. may not reflect all real estate activity in the market.

## DENVER (CITY)

Quarter 3 - Jan. through Sept.

	2011	2012	% Change
Median Price	\$220,000	\$257,500	17.0%
Average Price	\$280,930	\$315,698	12.4%
Average Price per Square Foot	\$181	\$201	11.0%
Average Days on Market	100	67	-33.0%
Highest Price	\$3,815,000	\$5,400,000	41.5%
Lowest Price	\$18,500	\$23,500	27.0%
Properties Sold	\$5,812	\$6,588	13.4%
% Sold Price to Original List Price	92.26%	95.20%	3.2%

## BELMAR

North of Kentucky, South of Alameda; West of Pierce, East Wadsworth

Quarter 3 - Jan. through Sept.

	2011	2012	% Change
Median Price	\$218,000	\$300,000	37.6%
Average Price	\$236,488	\$264,296	11.8%
Average Price per Square Foot	\$163	\$172	5.5%
Average Days on Market	245	85	-65.3%
Highest Price	\$357,000	\$388,000	8.7%
Lowest Price	\$148,000	\$135,000	-8.8%
Properties Sold	18	16	-11.1%
% Sold Price to Original List Price	89.50%	95.80%	7.0%

## BERKELEY

38th to I-70; Sheridan to Federal

Quarter 3 - Jan. through Sept.

	2011	2012	% Change
Median Price	\$275,000	\$299,200	8.8%
Average Price	\$291,646	\$319,828	9.7%
Average Price per Square Foot	\$230	\$256	11.3%
Average Days on Market	87	46	-47.1%
Highest Price	\$635,000	\$610,000	-3.9%
Lowest Price	\$39,000	\$115,005	194.9%
Properties Sold	172	186	8.1%
% Sold Price to Original List Price	92.95%	97.10%	4.5%

## BONNIE BRAE/BELCARO

Mississippi to Cherry Creek Drive South; University to Colorado

Quarter 3 - Jan. through Sept.

	2011	2012	% Change
Median Price	\$634,000	\$650,000	2.5%
Average Price	\$842,834	\$818,437	-2.9%
Average Price per Square Foot	\$306	\$305	-0.3%
Average Days on Market	136	147	8.1%
Highest Price	\$3,815,000	\$5,250,000	37.6%
Lowest Price	\$277,000	\$325,000	17.3%
Properties Sold	53	78	47.2%
% Sold Price to Original List Price	86.66%	90.96%	5.0%

## BOW MAR/BOW MAR SOUTH

North of Bowles, South of Union; West of Morning Glory, East of Sheridan

Quarter 3 - Jan. through Sept.	2011	2012	% Change
Median Price	\$840,000	\$783,175	-6.8%
Average Price	\$876,397	\$883,112	0.8%
Average Price per Square Foot	\$258	\$268	3.9%
Average Days on Market	172	168	-2.3%
Highest Price	\$1,750,000	\$2,600,000	48.6%
Lowest Price	\$157,000	\$500,000	218.5%
Properties Sold	18	12	-33.3%
% Sold Price to Original List Price	89.66%	92.87%	3.6%

## CASTLE PINES NORTH

Country Club Parkway to Coyote Ridge Park; Daniels Park to Yorkshire

Quarter 3 - Jan. through Sept.	2011	2012	% Change
Median Price	\$393,500	\$409,900	4.2%
Average Price	\$433,469	\$446,764	3.1%
Average Price per Square Foot	\$162	\$164	1.2%
Average Days on Market	111	81	-27.0%
Highest Price	\$985,000	\$999,900	1.5%
Lowest Price	\$198,000	\$247,500	25.0%
Properties Sold	120	129	7.5%
% Sold Price to Original List Price	92.51%	93.82%	1.4%

## CASTLE PINES VILLAGE

US Hwy 85 and Copper Blush to Northwood; Daniels Park to Gate 5, Country Club to I-25

Quarter 3 - Jan. through Sept.	2011	2012	% Change
Median Price	\$757,500	\$730,000	-3.6%
Average Price	\$891,073	\$889,039	-0.2%
Average Price per Square Foot	\$249	\$257	3.2%
Average Days on Market	292	235	-19.5%
Highest Price	\$3,150,000	\$3,000,000	-4.8%
Lowest Price	\$316,000	\$380,415	20.4%
Properties Sold	54	75	38.9%
% Sold Price to Original List Price	82.44%	86.88%	5.4%

## CHERRY CREEK NORTH

1st to 6th; Josephine to Colorado

Quarter 3 - Jan. through Sept.	2011	2012	% Change
Median Price	\$662,500	\$835,000	26.0%
Average Price	\$798,141	\$947,180	18.7%
Average Price per Square Foot	\$308	\$328	6.5%
Average Days on Market	133	176	32.3%
Highest Price	\$1,955,000	\$3,100,000	58.6%
Lowest Price	\$235,000	\$232,500	-1.1%
Properties Sold	41	53	29.3%
% Sold Price to Original List Price	83.56%	91.73%	9.8%

## CHERRY CREEK EAST AND SOUTH

Alameda to 1st; University to Colorado

Quarter 3 - Jan. through Sept.	2011	2012	% Change
Median Price	\$310,000	\$370,000	19.4%
Average Price	\$352,074	\$444,572	26.3%
Average Price per Square Foot	\$221	\$260	17.6%
Average Days on Market	216	171	-20.8%
Highest Price	\$1,525,000	\$1,288,000	-15.5%
Lowest Price	\$130,000	\$160,000	23.1%
Properties Sold	59	83	40.7%
% Sold Price to Original List Price	89.32%	90.12%	0.9%

## CHERRY HILLS VILLAGE Under 1 Acre

Clarkson to Monaco; Belleview to Hampden

Quarter 3 - Jan. through Sept.	2011	2012	% Change
Median Price	\$870,000	\$1,244,000	43.0%
Average Price	\$1,117,018	\$1,495,800	33.9%
Average Price per Square Foot	\$267	\$325	21.7%
Average Days on Market	177	180	1.7%
Highest Price	\$3,200,000	\$4,500,000	40.6%
Lowest Price	\$305,000	\$495,000	62.3%
Properties Sold	43	56	30.2%
% Sold Price to Original List Price	84.70%	88.43%	4.4%

## CHERRY HILLS VILLAGE Over 1 Acre

Clarkson to Monaco; Belleview to Hampden

Quarter 3 - Jan. through Sept.	2011	2012	% Change
Median Price	\$1,100,000	\$1,875,000	70.5%
Average Price	\$1,679,724	\$2,157,125	28.4%
Average Price per Square Foot	\$249	\$307	23.3%
Average Days on Market	181	263	45.3%
Highest Price	\$8,200,000	\$7,500,000	-8.5%
Lowest Price	\$540,000	\$530,000	-1.9%
Properties Sold	29	28	-3.4%
% Sold Price to Original List Price	77.96%	85.77%	10.0%

## CITY PARK

*Downing to York; 18th to Martin Luther King*

Quarter 3 - Jan. through Sept.	2011	2012	% Change
Median Price	\$273,250	\$289,000	5.8%
Average Price	\$269,414	\$289,571	7.5%
Average Price per Square Foot	\$180	\$203	12.8%
Average Days on Market	83	49	-41.0%
Highest Price	\$571,000	\$589,278	3.2%
Lowest Price	\$60,000	\$78,000	30.0%
Properties Sold	90	133	47.8%
% Sold Price to Original List Price	93.73%	95.95%	2.4%

## CITY PARK SOUTH

*York to Colorado; Colfax to 17th*

Quarter 3 - Jan. through Sept.	2011	2012	% Change
Median Price	\$321,000	\$365,000	13.7%
Average Price	\$330,625	\$370,960	12.2%
Average Price per Square Foot	\$241	\$260	7.9%
Average Days on Market	77	51	-33.8%
Highest Price	\$411,750	\$559,000	35.8%
Lowest Price	\$267,000	\$245,000	-8.2%
Properties Sold	10	15	50.0%
% Sold Price to Original List Price	96.37%	94.87%	-1.6%

## COLUMBINE VALLEY

*North of Mineral, South of Bowles; West of the South Platte River, East of Platte Canyon Rd*

Quarter 3 - Jan. through Sept.	2011	2012	% Change
Median Price	\$540,000	\$656,250	21.5%
Average Price	\$969,373	\$742,463	-23.4%
Average Price per Square Foot	\$206	\$232	12.6%
Average Days on Market	165	104	-37.0%
Highest Price	\$6,180,000	\$1,850,000	-70.1%
Lowest Price	\$325,000	\$327,000	0.6%
Properties Sold	17	18	5.9%
% Sold Price to Original List Price	78.29%	93.13%	19.0%

## CONGRESS PARK

*York to Colorado; Sixth to Colfax*

Quarter 3 - Jan. through Sept.	2011	2012	% Change
Median Price	\$392,000	\$429,410	9.5%
Average Price	\$409,612	\$453,510	10.7%
Average Price per Square Foot	\$269	\$288	7.1%
Average Days on Market	95	53	-44.2%
Highest Price	\$1,085,000	\$1,510,000	39.2%
Lowest Price	\$170,000	\$198,000	16.5%
Properties Sold	91	135	48.4%
% Sold Price to Original List Price	91.67	95.57	4.3%

## COUNTRY CLUB

*First to Sixth; Downing to University. Fourth to Sixth; Race to University*

Quarter 3 - Jan. through Sept.	2011	2012	% Change
Median Price	\$762,500	\$886,000	16.2%
Average Price	\$1,012,206	\$1,104,247	9.1%
Average Price per Square Foot	\$362	\$354	-2.2%
Average Days on Market	123	85	-30.9%
Highest Price	\$3,000,000	\$5,400,000	80.0%
Lowest Price	\$255,000	\$273,020	7.1%
Properties Sold	36	44	22.2%
% Sold Price to Original List Price	88.51%	91.81%	3.7%

## CRESTMoor

*Holly to Monaco; First to Sixth*

Quarter 3 - Jan. through Sept.	2011	2012	% Change
Median Price	\$825,000	\$676,000	-18.1%
Average Price	\$933,000	\$708,937	-24.0%
Average Price per Square Foot	\$276	\$272	-1.4%
Average Days on Market	68	70	2.9%
Highest Price	\$1,750,000	\$1,525,000	-12.9%
Lowest Price	\$291,100	\$375,000	28.8%
Properties Sold	14	16	14.3%
% Sold Price to Original List Price	92.92%	91.01%	-2.1%

## DOWNTOWN *Condos*

*Downtown Denver MLS Area*

Quarter 3 - Jan. through Sept.	2011	2012	% Change
Median Price	\$325,000	\$338,000	4.0%
Average Price	\$419,004	\$423,212	1.0%
Average Price per Square Foot	\$285	\$304	6.7%
Average Days on Market	186	125	-32.8%
Highest Price	\$2,300,000	\$2,400,000	4.3%
Lowest Price	\$41,500	\$44,500	7.2%
Properties Sold	205	265	29.3%
% Sold Price to Original List Price	87.72%	90.86%	3.6%



## GREENWOOD VILLAGE *East*

*Caley to Belleview; I-25 to Dayton and Havana. Belleview to I-225; Yosemite to Dayton*

Quarter 3 - Jan. through Sept.	2011	2012	% Change
Median Price	\$560,000	\$597,500	6.7%
Average Price	\$590,749	\$647,914	9.7%
Average Price per Square Foot	\$217	\$231	6.5%
Average Days on Market	100	106	6.0%
Highest Price	\$1,568,267	\$1,880,824	19.9%
Lowest Price	\$102,500	\$230,000	124.4%
Properties Sold	45	64	42.2%
% Sold Price to Original List Price	93.87%	94.01%	0.1%

## GREENWOOD VILLAGE *West (under 1 acre)*

*Orchard to Belleview; Clarkson to I-25*

Quarter 3 - Jan. through Sept.	2011	2012	% Change
Median Price	\$957,562	\$1,168,340	22.0%
Average Price	\$1,172,969	\$1,262,091	7.6%
Average Price per Square Foot	\$282	\$305	8.2%
Average Days on Market	149	94	-36.9%
Highest Price	\$3,650,000	\$3,175,000	-13.0%
Lowest Price	\$284,001	\$285,000	0.4%
Properties Sold	38	44	15.8%
% Sold Price to Original List Price	86.50%	91.00%	5.2%

## GREENWOOD VILLAGE *West (over 1 acre)*

*Orchard to Belleview; Clarkson to I-25*

Quarter 3 - Jan. through Sept.	2011	2012	% Change
Median Price	\$920,000	\$1,530,000	66.3%
Average Price	\$1,151,000	\$1,570,464	36.4%
Average Price per Square Foot	\$256	\$339	32.4%
Average Days on Market	216	229	6.0%
Highest Price	\$2,250,000	\$2,850,000	26.7%
Lowest Price	\$464,000	\$475,000	2.4%
Properties Sold	12	13	8.3%
% Sold Price to Original List Price	72.39%	87.26%	20.5%

## HALE MAYFAIR

*Colorado to Holly; Sixth to Colfax*

### Quarter 3 - Jan. through Sept.

	2011	2012	% Change
Median Price	\$319,500	\$358,725	12.3%
Average Price	\$354,230	\$373,513	5.4%
Average Price per Square Foot	\$247	\$279	13.0%
Average Days on Market	114	66	-42.1%
Highest Price	\$1,448,000	\$835,000	-42.3%
Lowest Price	\$118,000	\$125,000	5.9%
Properties Sold	71	84	18.3%
% Sold Price to Original List Price	90.41%	95.66%	5.8%

## HIGHLANDS RANCH

*Daniels Park to County Line; Santa Fe to Quebec*

### Quarter 3 - Jan. through Sept.

	2011	2012	% Change
Median Price	\$308,000	\$318,000	3.2%
Average Price	\$339,439	\$354,820	4.5%
Average Price per Square Foot	\$152	\$157	3.3%
Average Days on Market	82	58	-29.3%
Highest Price	\$1,355,000	\$1,600,000	18.1%
Lowest Price	\$56,900	\$117,900	107.2%
Properties Sold	1050	1279	21.8%
% Sold Price to Original List Price	94.42%	96.28%	2.0%

## HILLTOP

*Alameda to Sixth; Colorado to Holly*

### Quarter 3 - Jan. through Sept.

	2011	2012	% Change
Median Price	\$727,500	\$772,500	6.2%
Average Price	\$828,496	\$842,433	1.7%
Average Price per Square Foot	\$277	\$284	2.5%
Average Days on Market	172	148	-14.0%
Highest Price	\$2,050,000	\$1,895,000	-7.6%
Lowest Price	\$272,000	\$255,000	-6.3%
Properties Sold	71	79	11.3%
% Sold Price to Original List Price	89.44%	88.27%	-1.3%

## KEN-CARYL NORTH RANCH

North of Mountain Laurel Dr., South of Crestbrook Dr.; West of C-470, East of Willow Springs Drive

Quarter 3 - Jan. through Sept.	2011	2012	% Change
Median Price	\$817,000	\$702,500	-14.0%
Average Price	\$814,000	\$699,912	-14.0%
Average Price per Square Foot	\$207	\$205	-1.0%
Average Days on Market	107	163	52.3%
Highest Price	\$1,115,000	\$965,000	-13.5%
Lowest Price	\$625,000	\$296,053	-52.6%
Properties Sold	6	20	233.3%
% Sold Price to Original List Price	86.38%	91.13%	5.5%

## KEN-CARYL VALLEY

North of Waterton Rd., South of N. Ranch Rd.; West of C-470, East of the Foothills

Quarter 3 - Jan. through Sept.	2011	2012	% Change
Median Price	\$488,000	\$493,000	1.0%
Average Price	\$578,851	\$520,165	-10.1%
Average Price per Square Foot	\$196	\$191	-2.6%
Average Days on Market	106	73	-31.1%
Highest Price	\$1,250,000	\$1,050,000	-16.0%
Lowest Price	\$339,000	\$300,000	-11.5%
Properties Sold	58	85	46.6%
% Sold Price to Original List Price	93.93%	94.44%	0.5%

## LOHI

North of 29th Ave, South of 38th Ave.; West of I-25, East of Tejon Street

Quarter 3 - Jan. through Sept.	2011	2012	% Change
Median Price	\$290,000	\$400,000	37.9%
Average Price	\$293,751	\$418,752	42.6%
Average Price per Square Foot	\$231	\$253	9.5%
Average Days on Market	88	64	-27.3%
Highest Price	\$575,000	\$880,000	53.0%
Lowest Price	\$88,000	\$61,800	-29.8%
Properties Sold	53	51	-3.8%
% Sold Price to Original List Price	95.76%	95.51%	-0.3%

## LONE TREE

North of N Heather Dr., South of County Line Rd., Lincoln Ave; East of I-25, West of Quebec.

Quarter 3 - Jan. through Sept.	2011	2012	% Change
Median Price	\$400,750	\$397,500	-0.8%
Average Price	\$481,942	\$448,572	-6.9%
Average Price per Square Foot	\$164	\$163	-0.6%
Average Days on Market	108	79	-26.9%
Highest Price	\$1,570,000	\$1,265,000	-19.4%
Lowest Price	\$225,000	\$215,000	-4.4%
Properties Sold	54	49	-9.3%
% Sold Price to Original List Price	93.55%	91.20%	-2.5%

# DENVER METRO | MARKETS BY AREA

## LOWRY

*Quebec to Unita; Alameda to 11th*

**Quarter 3 - Jan. through Sept.**

	2011	2012	% Change
Median Price	\$500,000	\$510,000	2.0%
Average Price	\$541,648	\$506,425	-6.5%
Average Price per Square Foot	\$217	\$204	-6.0%
Average Days on Market	112	104	-7.1%
Highest Price	\$1,300,000	\$1,240,000	-4.6%
Lowest Price	\$142,000	\$148,503	4.6%
Properties Sold	43	63	46.5%
% Sold Price to Original List Price	94.64%	97.50%	3.0%

## MONTCLAIR

*Holly to Quebec; Sixth to Colfax*

**Quarter 3 - Jan. through Sept.**

	2011	2012	% Change
Median Price	\$283,500	\$317,679	12.1%
Average Price	\$310,244	\$398,409	28.4%
Average Price per Square Foot	\$230	\$246	7.0%
Average Days on Market	112	70	-37.5%
Highest Price	\$670,000	\$3,490,000	420.9%
Lowest Price	\$115,000	\$119,500	3.9%
Properties Sold	95	121	27.4%
% Sold Price to Original List Price	90.25%	94.33%	4.5%

## OBSERVATORY PARK

*University to Colorado; Evans to Yale*

**Quarter 3 - Jan. through Sept.**

	2011	2012	% Change
Median Price	\$631,000	\$706,500	12.0%
Average Price	\$659,236	\$724,262	9.9%
Average Price per Square Foot	\$241	\$276	14.5%
Average Days on Market	121	112	-7.4%
Highest Price	\$1,498,000	\$1,725,000	15.2%
Lowest Price	\$245,000	\$180,364	-26.4%
Properties Sold	59	71	20.3%
% Sold Price to Original List Price	88.57%	92.27%	4.2%

## PARK HILL

*Colfax to 26th; Colorado to Quebec*

**Quarter 3 - Jan. through Sept.**

	2011	2012	% Change
Median Price	\$394,000	\$396,000	0.5%
Average Price	\$444,768	\$454,427	2.2%
Average Price per Square Foot	\$279	\$290	3.9%
Average Days on Market	82	58	-29.3%
Highest Price	\$1,375,000	\$2,300,000	67.3%
Lowest Price	\$165,000	\$127,500	-22.7%
Properties Sold	151	171	13.2%
% Sold Price to Original List Price	93.85%	95.81%	2.1%

## PLATT PARK

*Broadway to Downing; Louisiana to Evans*

Quarter 3 - Jan. through Sept.	2011	2012	% Change
Median Price	\$352,000	\$385,000	9.4%
Average Price	\$383,046	\$416,746	8.8%
Average Price per Square Foot	\$275	\$295	7.3%
Average Days on Market	68	56	-17.6%
Highest Price	\$805,000	\$805,000	0.0%
Lowest Price	\$138,000	\$135,000	-2.2%
Properties Sold	89	124	39.3%
% Sold Price to Original List Price	94.50%	96.27%	1.9%

## POLO RESERVE

*North of Mineral, South of Arabian Pl.; West of the S Platte River, East of S. Platte Canyon Rd.*

Quarter 3 - Jan. through Sept.	2011	2012	% Change
Median Price	\$1,922,500	0	-100.0%
Average Price	\$2,878,414	0	-100.0%
Average Price per Square Foot	\$325	0	-100.0%
Average Days on Market	234	0	-100.0%
Highest Price	\$6,180,000	0	-100.0%
Lowest Price	\$1,488,658	0	-100.0%
Properties Sold	4	0	-100.0%
% Sold Price to Original List Price	72.88%	0	-100.0%

## PRADERA TIMBERS

*North of Bayou Gulch Rd., South of Pinery Parkway; West of N. Flintwood Rd., East of Crowfoot Valley Rd.*

Quarter 3 - Jan. through Sept.	2011	2012	% Change
Median Price	\$528,903	\$560,000	5.9%
Average Price	\$609,963	\$586,602	-3.8%
Average Price per Square Foot	\$174	\$178	2.3%
Average Days on Market	187	115	-38.5%
Highest Price	\$1,600,000	\$1,340,000	-16.3%
Lowest Price	\$230,000	\$170,000	-26.1%
Properties Sold	101	103	2.0%
% Sold Price to Original List Price	88.42%	92.19%	4.3%

## SADDLE ROCK

*North of E. Dry Creek Road; South of Smoky Hill Road; West of E-470; East of S. Liverpool Street.*

Quarter 3 - Jan. through Sept.	2011	2012	% Change
Median Price	\$453,557	\$381,500	-15.89%
Average Price	\$449,234	\$407,527	-9.28%
Average Price per Square Foot	\$141	\$138	-2.13%
Average Days on Market	102	145	42.16%
Highest Price	\$785,000	\$689,900	-12.11%
Lowest Price	\$200,000	\$193,000	-3.50%
Properties Sold	46	59	28.26%
% Sold Price to Original List Price	93.15%	91.89%	-1.35%

## SLOAN'S LAKE

*Colfax to 29th; Sheridan to Federal*

**Quarter 3 - Jan. through Sept.**

	2011	2012	% Change
Median Price	\$281,500	\$305,000	8.3%
Average Price	\$286,094	\$323,931	13.2%
Average Price per Square Foot	\$222	\$237	6.8%
Average Days on Market	87	55	-36.8%
Highest Price	\$762,488	\$722,500	-5.2%
Lowest Price	\$77,000	\$95,000	23.4%
Properties Sold	136	189	39.0%
% Sold Price to Original List Price	93.59%	96.73%	3.4%

## SOUTHERN HILLS

*University to Colorado; Yale to Hampden*

**Quarter 3 - Jan. through Sept.**

	2011	2012	% Change
Median Price	\$503,000	\$390,000	-22.5%
Average Price	\$475,027	\$428,824	-9.7%
Average Price per Square Foot	\$231	\$243	5.2%
Average Days on Market	78	46	-41.0%
Highest Price	\$825,000	\$965,000	17.0%
Lowest Price	\$130,000	\$130,615	0.5%
Properties Sold	50	54	8.0%
% Sold Price to Original List Price	94.51%	94.66%	0.2%

## STAPLETON

*Quebec to Havana; 23rd to 40th*

**Quarter 3 - Jan. through Sept.**

	2011	2012	% Change
Median Price	\$586,422	\$559,900	-4.5%
Average Price	\$646,801	\$603,336	-6.7%
Average Price per Square Foot	\$215	\$215	0.0%
Average Days on Market	115	91	-20.9%
Highest Price	\$1,127,803	\$1,042,500	-7.6%
Lowest Price	\$502,500	\$506,137	0.7%
Properties Sold	55	43	-21.8%
% Sold Price to Original List Price	96.66%	97.48%	0.8%

## TALLYN'S REACH

*North of E. Dry Creek Road; South of Smoky Hill Road; West of S. Powhatan Road; East of E-470.*

**Quarter 3 - Jan. through Sept.**

	2011	2012	% Change
Median Price	\$319,900	\$340,750	6.52%
Average Price	\$346,797	\$361,487	4.24%
Average Price per Square Foot	\$139	\$143	2.88%
Average Days on Market	161	89	-44.72%
Highest Price	\$660,000	\$650,000	-1.52%
Lowest Price	\$210,000	\$188,000	-10.48%
Properties Sold	85	98	15.29%
% Sold Price to Original List Price	93.27%	94.97%	1.82%

## WASHINGTON PARK *East*

*Louisiana to Ellsworth; Downing to University*

Quarter 3 - Jan. through Sept.	2011	2012	% Change
Median Price	\$540,000	\$595,000	10.2%
Average Price	\$630,413	\$673,787	6.9%
Average Price per Square Foot	\$372	\$373	0.3%
Average Days on Market	91	68	-25.3%
Highest Price	\$1,760,000	\$1,600,000	-9.1%
Lowest Price	\$260,000	\$315,000	21.2%
Properties Sold	105	114	8.6%
% Sold Price to Original List Price	94.06%	93.97%	-0.1%

## WASHINGTON PARK *West*

*Louisiana to Ellsworth; Broadway to Downing*

Quarter 3 - Jan. through Sept.	2011	2012	% Change
Median Price	\$371,300	\$407,425	9.7%
Average Price	\$385,158	\$428,198	11.2%
Average Price per Square Foot	\$274	\$295	7.7%
Average Days on Market	95	58	-38.9%
Highest Price	\$744,000	\$1,100,000	47.8%
Lowest Price	\$135,000	\$143,800	6.5%
Properties Sold	152	174	14.5%
% Sold Price to Original List Price	93.31%	95.71%	2.6%

## WEST HIGHLANDS

*Sheridan to Tejon; 26th to I-70*

Quarter 3 - Jan. through Sept.	2011	2012	% Change
Median Price	\$347,900	\$331,000	-4.9%
Average Price	\$361,781	\$352,867	-2.5%
Average Price per Square Foot	\$273	\$274	0.4%
Average Days on Market	84	48	-42.9%
Highest Price	\$725,000	\$950,000	31.0%
Lowest Price	\$56,000	\$46,000	-17.9%
Properties Sold	180	220	22.2%
% Sold Price to Original List Price	94.86%	96.72%	2.0%

# LOCAL COLORADO REAL ESTATE EXPERTS



## DENVER TECH CENTER

8400 E. Crescent Parkway, Suite 300  
Greenwood Village, CO 80111  
303.893.3200



## VAIL VALLEY

26 Avondale Lane, #119  
Beaver Creek, CO 81620  
970.748.5100



## EVERGREEN

32156 Castle Court, Suite 201  
Evergreen, CO 80439  
303.674.3200



## CASTLE PINES VILLAGE

858 Happy Canyon Road, Suite 100  
Castle Rock, CO 80108  
303.660.8800



## CHERRY CREEK

3033 E. 1st Avenue, Suite 500  
Denver, CO 80206  
303.893.3200



## DENVER DOWNTOWN

1512 Larimer Street, #46R  
Denver, CO, 80202  
303.893.3200



## BOULDER

1050 Walnut Street  
Boulder, CO, 80302  
303.443.6161



## CHERRY CREEK SHOPPING CENTER

3000 East 1st Avenue  
Denver, CO 80206  
303.893.3200