

# MICROMARKET REPORT | DENVER METRO

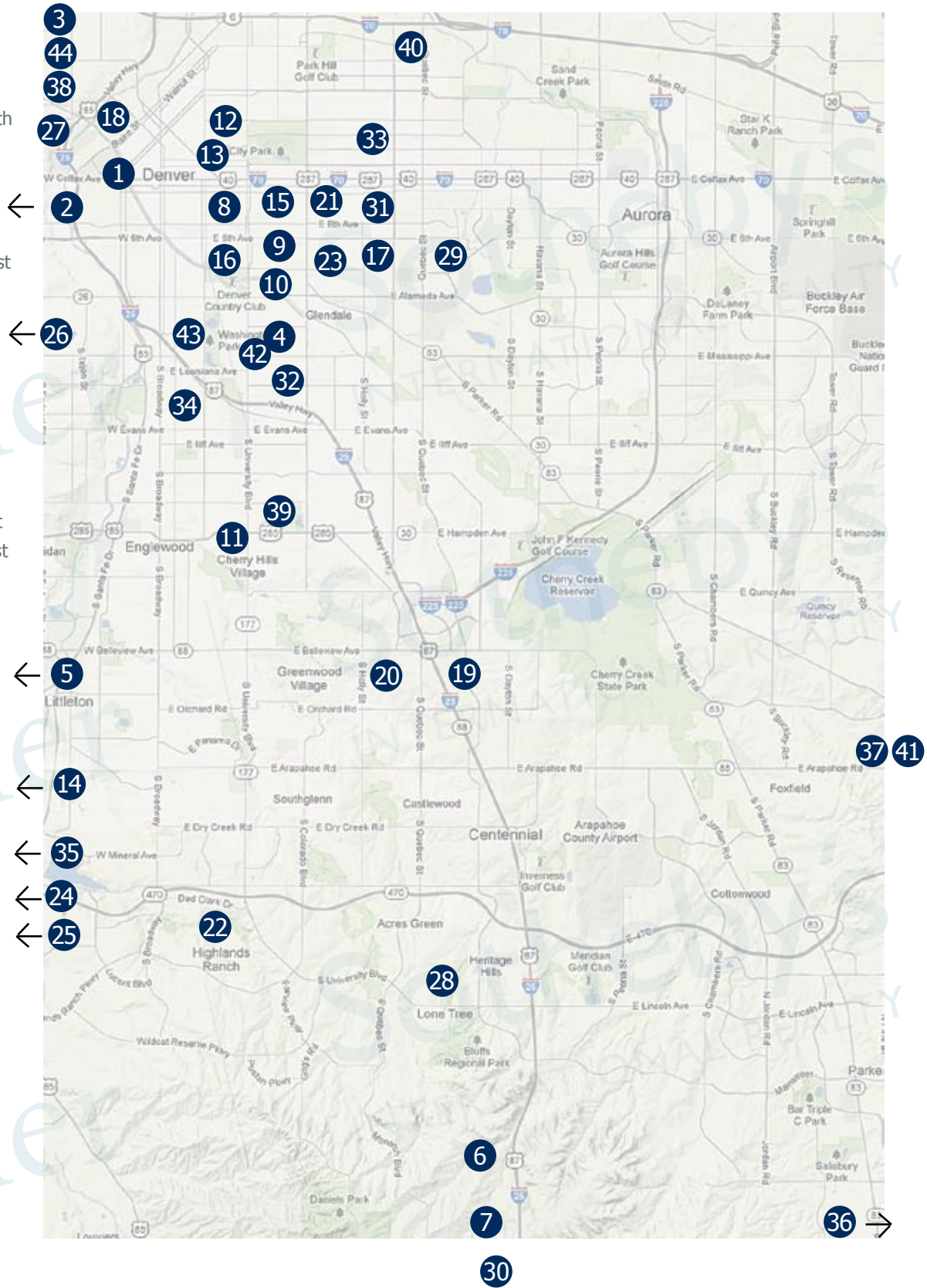


Fuller | Sotheby's  
INTERNATIONAL REALTY



# 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. Cheesman
9. Cherry Creek North
10. Cherry Creek South/East
11. Cherry Hills Village
12. City Park
13. City Park South
14. Columbine Valley
15. Congress Park
16. Country Club
17. Crestmoor
18. Downtown (Condo)
19. Greenwood Village East
20. Greenwood Village West
21. Hale Mayfair
22. Highlands Ranch
23. Hilltop
24. Ken Caryl North Ranch
25. Ken Caryl Valley
26. Lakewood
27. LoHi
28. Lone Tree
29. Lowry
30. The Meadows
31. Montclair
32. Observatory Park
33. Park Hill
34. Platt Park
35. Polo Reserve
36. Pradera & Timbers
37. Saddle Rock Golf Club
38. Sloan's Lake
39. Southern Hills
40. Stapleton
41. Tallyn's Reach
42. Washington Park East
43. Washington Park West
44. West Highlands







# DENVER

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

Recent data acquired from Metrolist Inc. continues to shed light on the upsurge of Denver Metro’s housing market. First quarter 2013 reveals increasingly low inventory levels, while buyer demand continues to drive sales price up and shorten number of days on market. Reports indicate Denver Metro inventory was down nearly 40% compared to the same period last year. Historical data shows the month of March, as the lowest inventory level in 28 years. Number of sold listings both in single family homes and condos were up from 2012, as well as average sales price. Rising home prices and low inventory are creating a highly competitive market for buyers, yet an ideal environment for sellers. These contributing factors now more than ever, emphasize the significance of working with a qualified real estate professional in order to effectively navigate through the current marketplace when buying or selling a home.

- Quarter 1 Insights:**
- March 2013 marks Denver Metro’s lowest inventory level in 28 years.
  - Number of listings under contract remained steady.
  - Sold listings were up 18.3% from first quarter 2012.
  - Homes sold 30% faster compared to same time last year.

**11,251**  
 homes sold for an average of  
**\$256,510**  
 or, **\$2,885,994,010 on the bottom line.**

## DENVER METRO

*All properties in the Denver Metrolist*

January through March	2012	2013	% Change
Listings Put Under Contract .....	9,596 .....	9,601 .....	0.1%
Sold Listings (All Properties) .....	9,510 .....	11,251 .....	18.3%
Sold Single Family.....	7,560 .....	8,972 .....	18.7%
Sold Condo .....	1,950 .....	2,279 .....	16.9%
Average Days on Market.....	101 .....	69 .....	-31.3%
Average Price .....	\$231,068 .....	\$256,510 .....	11.0%
% Sold Price to List Price.....	93.02% .....	95.31% .....	2.5%
Quarter End Active Inventory .....	12,964 .....	7,806 .....	-39.8%

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 METRO | MARKETS BY AREA



## DENVER (CITY) Single Family and Condos

City of Denver

January through March	2012	2013	% Change
Median Price .....	\$219,900	\$245,000	11.4%
Average Price .....	\$274,759	\$305,050	11.0%
Average Price per Square Foot .....	\$179	\$173	-3.4%
Average Days on Market .....	93	66	-29.0%
Highest Price .....	\$3,100,000	\$4,100,000	32.3%
Lowest Price .....	\$23,500	\$23,500	0.0%
Properties Sold .....	1,527	2,469	61.7%
% Sold Price to Original List Price .....	92.93%	96.03%	3.3%

## BELMAR Single Family and Condos

Kentucky to Alameda, Wadsworth to Pierce

January through March	2012	2013	% Change
Median Price .....	\$195,240	\$322,561	65.2%
Average Price .....	\$218,413	\$322,561	47.7%
Average Price per Square Foot .....	\$166	\$174	4.8%
Average Days on Market .....	71	29	-59.2%
Highest Price .....	\$325,000	\$315,123	-3.0%
Lowest Price .....	\$135,000	\$330,000	144.4%
Properties Sold .....	3	2	-33.3%
% Sold Price to Original List Price .....	95.45%	93.77%	-1.8%

## BERKELEY

38th to I-70, Sheridan to Federal

January through March	2012	2013	% Change
Median Price .....	\$287,500	\$330,000	14.8%
Average Price .....	\$314,384	\$363,325	15.6%
Average Price per Square Foot .....	\$236	\$274	16.1%
Average Days on Market .....	41	53	29.3%
Highest Price .....	\$610,000	\$651,945	6.9%
Lowest Price .....	\$138,500	\$56,000	-59.6%
Properties Sold .....	42	53	26.2%
% Sold Price to Original List Price .....	96.23%	96.04%	-0.2%

## BONNIE BRAE / BELCARO

Mississippi to Cherry Creek Drive South; University to Colorado

January through March	2012	2013	% Change
Median Price .....	\$705,000	\$585,750	-16.9%
Average Price .....	\$792,702	\$595,841	-24.8%
Average Price per Square Foot .....	\$249	\$367	47.4%
Average Days on Market .....	196	38	-80.6%
Highest Price .....	\$1,270,000	\$972,000	-23.5%
Lowest Price .....	\$337,000	\$305,000	-9.5%
Properties Sold .....	18	18	0.0%
% Sold Price to Original List Price .....	87.94%	95.46%	8.6%



## BOW MAR/BOW MAR SOUTH

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

January through March	2012	2013	% Change
Median Price	\$733,175	\$790,000	7.8%
Average Price	\$713,337	\$912,882	28.0%
Average Price per Square Foot	\$221	\$280	26.7%
Average Days on Market	361	175	-51.5%
Highest Price	\$820,000	\$2,600,000	217.1%
Lowest Price	\$567,000	\$500,000	-11.8%
Properties Sold	4	19	375.0%
% Sold Price to Original List Price	91.16%	91.32%	0.2%

## CASTLE PINES NORTH

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

January through March	2012	2013	% Change
Median Price	\$419,250	\$465,000	10.9%
Average Price	\$468,170	\$508,142	8.5%
Average Price per Square Foot	\$163	\$179	9.8%
Average Days on Market	154	69	-55.2%
Highest Price	\$765,000	\$1,020,000	33.3%
Lowest Price	\$247,500	\$280,299	13.3%
Properties Sold	22	26	18.2%
% Sold Price to Original List Price	89.58%	95.88%	7.0%

## CASTLE PINES VILLAGE

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

January through March	2012	2013	% Change
Median Price	\$750,000	\$770,000	2.7%
Average Price	\$798,099	\$913,484	14.5%
Average Price per Square Foot	\$234	\$265	13.2%
Average Days on Market	202	258	27.7%
Highest Price	\$1,800,000	\$1,765,500	-1.9%
Lowest Price	\$380,415	\$510,000	34.1%
Properties Sold	17	30	76.5%
% Sold Price to Original List Price	88.22%	87.95%	-0.3%

## CHEESMAN *Single Family and Condos*

York to Downing, Colfax to 8th

January through March	2012	2013	% Change
Median Price	\$209,000	\$234,500	12.2%
Average Price	\$268,379	\$376,959	40.5%
Average Price per Square Foot	\$205	\$229	11.7%
Average Days on Market	98	78	-20.4%
Highest Price	\$701,500	\$4,100,000	484.5%
Lowest Price	\$61,000	\$77,900	27.7%
Properties Sold	31	32	3.2%
% Sold Price to Original List Price	92.61%	93.56%	1.0%





## CHERRY CREEK NORTH *Single Family and Condos*

*York to Colorado, 1st to 6th*

January through March	2012	2013	% Change
Median Price .....	\$785,000	\$602,950	-23.2%
Average Price .....	\$1,131,395	\$685,842	-39.4%
Average Price per Square Foot.....	\$338	\$346	2.4%
Average Days on Market.....	123	83	-32.5%
Highest Price.....	\$3,100,000	\$1,970,000	-36.5%
Lowest Price .....	\$440,000	\$184,600	-58.0%
Properties Sold .....	14	20	42.9%
% Sold Price to Original List Price .....	92.87%	93.87%	1.1%

## CHERRY CREEK EAST & SOUTH *Single Family and Condos*

*University to Colorado, Alameda to 1st*

January through March	2012	2013	% Change
Median Price .....	\$366,250	\$365,000	-0.3%
Average Price .....	\$456,651	\$467,452	2.4%
Average Price per Square Foot.....	\$232	\$246	6.0%
Average Days on Market.....	207	103	-50.2%
Highest Price.....	\$1,200,001	\$1,297,000	8.1%
Lowest Price .....	\$215,000	\$158,000	-26.5%
Properties Sold .....	24	18	-25.0%
% Sold Price to Original List Price .....	90.11%	92.02%	2.1%

## CHERRY HILLS VILLAGE *(Under 1 Acre)*

*Clarkson to Monaco; Belleview to Hampden*

January through March	2012	2013	% Change
Median Price .....	\$1,227,500	\$1,450,000	18.1%
Average Price .....	\$1,701,975	\$1,521,962	-10.6%
Average Price per Square Foot.....	\$333	\$343	3.0%
Average Days on Market.....	197	112	-43.1%
Highest Price.....	\$4,500,000	\$3,250,000	-27.8%
Lowest Price .....	\$720,000	\$715,000	-0.7%
Properties Sold .....	17	13	-23.5%
% Sold Price to Original List Price .....	87.02%	88.91%	2.2%

## CHERRY HILLS VILLAGE *(Over 1 Acre)*

*Clarkson to Monaco; Belleview to Hampden*

January through March	2012	2013	% Change
Median Price .....	\$1,289,000	\$1,220,000	-5.4%
Average Price .....	\$1,536,818	\$2,095,000	36.3%
Average Price per Square Foot.....	\$292	\$316	8.2%
Average Days on Market.....	218	183	-16.1%
Highest Price.....	\$2,300,000	\$7,000,000	204.3%
Lowest Price .....	\$735,000	\$825,000	12.2%
Properties Sold .....	7	7	0.0%
% Sold Price to Original List Price .....	82.25%	83.42%	1.4%

# DENVER METRO | MARKETS BY AREA



## CITY PARK

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

January through March	2012	2013	% Change
Median Price .....	\$250,250	\$325,000	29.9%
Average Price .....	\$255,991	\$333,047	30.1%
Average Price per Square Foot.....	\$187	\$228	21.9%
Average Days on Market.....	85	45	-47.1%
Highest Price.....	\$589,278	\$402,427	-31.7%
Lowest Price .....	\$115,000	\$136,573	18.8%
Properties Sold .....	34	31	-8.8%
% Sold Price to Original List Price .....	92.78%	97.58%	5.2%

## CITY PARK SOUTH

*York to Colorado; Colfax to 17th*

January through March	2012	2013	% Change
Median Price .....	\$550,000	\$387,000	-29.6%
Average Price .....	\$550,000	\$358,000	-34.9%
Average Price per Square Foot.....	\$307	\$298	-2.9%
Average Days on Market.....	178	99	-44.4%
Highest Price.....	\$550,000	\$473,000	-14.0%
Lowest Price .....	\$550,000	\$215,000	-60.9%
Properties Sold .....	1	3	200.0%
% Sold Price to Original List Price .....	84.62%	100.00%	18.2%

## COLUMBINE VALLEY

*South Polo Ridge Drive to West Bowles Ave, Platte Canyon Road to South Platte River*

January through March	2012	2013	% Change
Median Price .....	\$571,000	\$890,000	55.9%
Average Price .....	\$548,500	\$986,730	79.9%
Average Price per Square Foot.....	\$185	\$248	34.1%
Average Days on Market.....	136	145	6.6%
Highest Price.....	\$725,000	\$2,025,000	179.3%
Lowest Price .....	\$327,000	\$320,000	-2.1%
Properties Sold .....	4	8	100.0%
% Sold Price to Original List Price .....	89.96%	88.60%	-1.5%

## CONGRESS PARK

*York to Colorado; 6th to Colfax*

January through March	2012	2013	% Change
Median Price .....	\$424,000	\$392,000	-7.5%
Average Price .....	\$477,986	\$441,485	-7.6%
Average Price per Square Foot.....	\$279	\$296	6.1%
Average Days on Market.....	64	74	15.6%
Highest Price.....	\$1,085,000	\$860,000	-20.7%
Lowest Price .....	\$236,500	\$195,500	-17.3%
Properties Sold .....	23	39	69.6%
% Sold Price to Original List Price .....	96.40%	96.76%	0.4%

# DENVER METRO | MARKETS BY AREA



## COUNTRY CLUB

University to Downing 1st-4th; Race to University 4th-6th

January through March	2012	2013	% Change
Median Price	\$1,600,000	\$1,050,000	-34.4%
Average Price	\$1,239,000	\$1,049,154	-15.3%
Average Price per Square Foot	\$274	\$431	57.3%
Average Days on Market	233	103	-55.8%
Highest Price	\$1,700,000	\$1,875,000	10.3%
Lowest Price	\$290,000	\$415,000	43.1%
Properties Sold	5	13	160.0%
% Sold Price to Original List Price	92.40%	94.39%	2.2%

## CRESTMoor

Holly to Monaco; 1st to 6th

January through March	2012	2013	% Change
Median Price	\$730,000	\$1,195,000	63.7%
Average Price	\$687,333	\$1,144,000	66.4%
Average Price per Square Foot	\$277	\$278	0.4%
Average Days on Market	150	254	69.3%
Highest Price	\$802,000	\$1,847,000	130.3%
Lowest Price	\$530,000	\$390,000	-26.4%
Properties Sold	3	3	0.0%
% Sold Price to Original List Price	86.10%	94.29%	9.5%

## DOWNTOWN Condo

Downtown Denver MLS Area

January through March	2012	2013	% Change
Median Price	\$339,500	\$363,000	6.9%
Average Price	\$416,315	\$453,910	9.0%
Average Price per Square Foot	\$287	\$313	9.1%
Average Days on Market	103	130	26.2%
Highest Price	\$1,800,000	\$1,950,000	8.3%
Lowest Price	\$99,975	\$110,500	10.5%
Properties Sold	62	73	17.7%
% Sold Price to Original List Price	91.83%	93.28%	1.6%

## GREENWOOD VILLAGE EAST

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

January through March	2012	2013	% Change
Median Price	\$557,500	\$569,000	2.1%
Average Price	\$665,555	\$580,306	-12.8%
Average Price per Square Foot	\$221	\$212	-4.1%
Average Days on Market	212	87	-59.0%
Highest Price	\$1,880,824	\$1,270,000	-32.5%
Lowest Price	\$331,000	\$210,000	-36.6%
Properties Sold	14	11	-21.4%
% Sold Price to Original List Price	92.45%	95.35%	3.1%



# DENVER METRO | MARKETS BY AREA



## GREENWOOD VILLAGE WEST (under 1 acre)

Orchard to Bellevue; Clarkson to I-25

January through March	2012	2013	% Change
Median Price	\$1,481,500	\$1,102,500	-25.6%
Average Price	\$1,415,500	\$1,187,125	-16.1%
Average Price per Square Foot	\$303	\$310	2.3%
Average Days on Market	170	114	-32.9%
Highest Price	\$2,500,000	\$2,122,000	-15.1%
Lowest Price	\$685,000	\$555,000	-19.0%
Properties Sold	10	8	-20.0%
% Sold Price to Original List Price	88.05%	94.45%	7.3%

## GREENWOOD VILLAGE WEST (over 1 acre)

Orchard to Bellevue; Clarkson to I-25

January through March	2012	2013	% Change
Median Price	\$1,090,000	\$1,200,000	10.1%
Average Price	\$1,090,000	\$1,200,000	10.1%
Average Price per Square Foot	\$211	\$297	40.8%
Average Days on Market	609	99	-83.7%
Highest Price	\$1,340,000	\$1,400,000	4.5%
Lowest Price	\$840,000	\$1,000,000	19.0%
Properties Sold	2	2	0.0%
% Sold Price to Original List Price	79.27%	92.49%	16.7%

## HALE MAYFAIR

Colorado to Holly; 6th to Colfax

January through March	2012	2013	% Change
Median Price	\$349,900	\$427,950	22.3%
Average Price	\$359,323	\$438,035	21.9%
Average Price per Square Foot	\$264	\$297	12.5%
Average Days on Market	130	37	-71.5%
Highest Price	\$596,192	\$916,500	53.7%
Lowest Price	\$183,500	\$245,000	33.5%
Properties Sold	19	20	5.3%
% Sold Price to Original List Price	90.97%	95.03%	4.5%

## HIGHLANDS RANCH

Daniels Park to County Line; Santa Fe to Quebec

January through March	2012	2013	% Change
Median Price	\$315,000	\$327,500	4.0%
Average Price	\$355,304	\$367,389	3.4%
Average Price per Square Foot	\$151	\$165	9.2%
Average Days on Market	91	55	-39.6%
Highest Price	\$1,500,000	\$1,776,186	18.4%
Lowest Price	\$157,500	\$184,350	17.0%
Properties Sold	240	364	51.7%
% Sold Price to Original List Price	94.02%	95.92%	2.0%

# DENVER METRO | MARKETS BY AREA



## HILLTOP

*Alameda to 6th; Colorado to Holly*

January through March	2012	2013	% Change
Median Price .....	\$1,020,000	\$614,500	-39.8%
Average Price .....	\$891,467	\$717,710	-19.5%
Average Price per Square Foot.....	\$80	\$317	297.1%
Average Days on Market.....	261	78	-70.1%
Highest Price.....	\$1,875,000	\$1,780,000	-5.1%
Lowest Price .....	\$255,000	\$450,000	76.5%
Properties Sold .....	15	15	0.0%
% Sold Price to Original List Price .....	79.83%	96.36%	20.7%

## KEN-CARYL NORTH RANCH

*approx: Red Fox Lane to North Ranch Road, Golden Eagle Lane to Blue Grouse Ridge Road*

January through March	2012	2013	% Change
Median Price .....	\$708,000	\$725,000	2.4%
Average Price .....	\$733,680	\$708,000	-3.5%
Average Price per Square Foot.....	\$207	\$194	-6.3%
Average Days on Market.....	123	123	0.0%
Highest Price.....	\$965,000	\$749,000	-22.4%
Lowest Price .....	\$575,000	\$650,000	13.0%
Properties Sold .....	5	3	-40.0%
% Sold Price to Original List Price .....	90.04%	92.84%	3.1%

## KEN-CARYL VALLEY

*approx: Tamarade Drive to Manor House Road, Mountain High Court to West Ken Caryl Ave*

January through March	2012	2013	% Change
Median Price .....	\$467,500	\$438,540	-6.2%
Average Price .....	\$533,932	\$483,817	-9.4%
Average Price per Square Foot.....	\$191	\$199	4.2%
Average Days on Market.....	131	82	-37.4%
Highest Price.....	\$902,000	\$815,000	-9.6%
Lowest Price .....	\$343,550	\$343,500	0.0%
Properties Sold .....	14	16	14.3%
% Sold Price to Original List Price .....	89.91%	95.87%	6.6%

## LAKWOOD

*City of Lakewood*

January through March	2012	2013	% Change
Median Price .....	\$215,000	\$258,450	20.2%
Average Price .....	\$243,807	\$287,069	17.7%
Average Price per Square Foot.....	\$145	\$164	13.1%
Average Days on Market.....	112	59	-47.3%
Highest Price.....	\$1,324,000	\$1,725,000	30.3%
Lowest Price .....	\$26,000	\$85,000	226.9%
Properties Sold .....	264	310	17.4%
% Sold Price to Original List Price .....	93.06%	96.38%	3.6%

# DENVER METRO | MARKETS BY AREA



## LOHI

*West 38th to I-25, Speer Blvd to Zuni St.*

January through March	2012	2013	% Change
Median Price .....	\$315,350	\$412,750	30.9%
Average Price .....	\$361,935	\$444,183	22.7%
Average Price per Square Foot.....	\$214	\$291	36.0%
Average Days on Market.....	106	40	-62.3%
Highest Price.....	\$880,000	\$735,000	-16.5%
Lowest Price .....	\$61,800	\$219,000	254.4%
Properties Sold .....	14	24	71.4%
% Sold Price to Original List Price .....	90.83%	97.76%	7.6%

## LONE TREE

*approx: South of Ridgeway Parkway to County Line, Peoria to Quebec*

January through March	2012	2013	% Change
Median Price .....	\$369,750	\$392,550	6.2%
Average Price .....	\$394,158	\$423,170	7.4%
Average Price per Square Foot.....	\$149	\$170	14.1%
Average Days on Market.....	94	48	-48.9%
Highest Price.....	\$679,900	\$572,500	-15.8%
Lowest Price .....	\$215,000	\$324,000	50.7%
Properties Sold .....	12	10	-16.7%
% Sold Price to Original List Price .....	93.03%	96.08%	3.3%

## LOWRY

*Quebec to Unita; Alameda to 11th*

January through March	2012	2013	% Change
Median Price .....	\$540,000	\$483,000	-10.6%
Average Price .....	\$505,507	\$481,154	-4.8%
Average Price per Square Foot.....	\$193	\$229	18.7%
Average Days on Market.....	176	40	-77.3%
Highest Price.....	\$857,000	\$655,000	-23.6%
Lowest Price .....	\$182,900	\$250,000	36.7%
Properties Sold .....	15	15	0.0%
% Sold Price to Original List Price .....	96.50%	98.83%	2.4%

## THE MEADOWS

*N. Meadows Drive to Coachline Road, Breezy Lane to Dairylide Street*

January through March	2012	2013	% Change
Median Price .....	\$265,375	\$283,500	6.8%
Average Price .....	\$270,113	\$304,126	12.6%
Average Price per Square Foot.....	\$123	\$141	14.6%
Average Days on Market.....	138	63	-54.3%
Highest Price.....	\$480,000	\$512,000	6.7%
Lowest Price .....	\$160,150	\$200,000	24.9%
Properties Sold .....	71	84	18.3%
% Sold Price to Original List Price .....	93.66%	98.25%	4.9%



# DENVER METRO | MARKETS BY AREA



## MONTCLAIR

*Holly to Quebec; 6th to Colfax*

January through March	2012	2013	% Change
Median Price .....	\$267,450	\$305,000	14.0%
Average Price .....	\$327,378	\$346,546	5.9%
Average Price per Square Foot.....	\$221	\$251	13.6%
Average Days on Market.....	122	55	-54.9%
Highest Price.....	\$912,000	\$925,000	1.4%
Lowest Price .....	\$169,000	\$148,000	-12.4%
Properties Sold .....	28	55	96.4%
% Sold Price to Original List Price .....	92.88%	97.25%	4.7%

## OBSERVATORY PARK

*University to Colorado; Evans to Yale*

January through March	2012	2013	% Change
Median Price .....	\$345,000	\$780,000	126.1%
Average Price .....	\$351,111	\$763,889	117.6%
Average Price per Square Foot.....	\$288	\$262	-9.0%
Average Days on Market.....	116	173	49.1%
Highest Price.....	\$555,000	\$1,285,135	131.6%
Lowest Price .....	\$195,000	\$300,000	53.8%
Properties Sold .....	9	17	88.9%
% Sold Price to Original List Price .....	93.46%	92.65%	-0.9%

## PARK HILL

*Colfax to 26th; Colorado to Quebec*

January through March	2012	2013	% Change
Median Price .....	\$375,000	\$437,500	16.7%
Average Price .....	\$409,740	\$527,927	28.8%
Average Price per Square Foot.....	\$266	\$300	12.8%
Average Days on Market.....	78	56	-28.2%
Highest Price.....	\$830,000	\$1,090,000	31.3%
Lowest Price .....	\$209,000	\$175,501	-16.0%
Properties Sold .....	27	42	55.6%
% Sold Price to Original List Price .....	94.04%	96.56%	2.7%

## PLATT PARK

*Broadway to Downing; Louisiana to Evans*

January through March	2012	2013	% Change
Median Price .....	\$350,000	\$398,000	13.7%
Average Price .....	\$386,513	\$443,664	14.8%
Average Price per Square Foot.....	\$250	\$331	32.4%
Average Days on Market.....	101	25	-75.2%
Highest Price.....	\$595,000	\$749,000	25.9%
Lowest Price .....	\$135,000	\$200,000	48.1%
Properties Sold .....	21	31	47.6%
% Sold Price to Original List Price .....	91.51%	97.30%	6.3%



## POLO RESERVE

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

January through March	2012	2013	% Change
Median Price	N/A	\$1,437,500	100.0%
Average Price	N/A	\$1,437,500	100.0%
Average Price per Square Foot	N/A	\$214	100.0%
Average Days on Market	N/A	324	100.0%
Highest Price	N/A	\$2,025,000	100.0%
Lowest Price	N/A	\$1,175,000	100.0%
Properties Sold	N/A	2	100.0%
% Sold Price to Original List Price	N/A	75.76%	100.0%

## PRADERA & TIMBERS

Pradera and Timbers Sub-divisions in Parker

January through March	2012	2013	% Change
Median Price	\$543,750	\$658,654	21.1%
Average Price	\$548,173	\$655,358	19.6%
Average Price per Square Foot	\$160	\$202	26.3%
Average Days on Market	126	110	-12.7%
Highest Price	\$935,000	\$1,091,336	16.7%
Lowest Price	\$170,000	\$355,000	108.8%
Properties Sold	26	28	7.7%
% Sold Price to Original List Price	90.74%	96.68%	6.5%

## SADDLE ROCK GOLF CLUB

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

January through March	2012	2013	% Change
Median Price	\$432,000	\$401,250	-7.1%
Average Price	\$438,909	\$409,050	-6.8%
Average Price per Square Foot	\$135	\$152	12.6%
Average Days on Market	99	160	61.6%
Highest Price	\$650,000	\$537,350	-17.3%
Lowest Price	\$193,000	\$299,900	55.4%
Properties Sold	11	14	27.3%
% Sold Price to Original List Price	94.82%	95.37%	0.6%

## SLOAN'S LAKE

Colfax to 29th, Sheridan to Federal

January through March	2012	2013	% Change
Median Price	\$299,000	\$346,000	15.7%
Average Price	\$302,582	\$380,210	25.7%
Average Price per Square Foot	\$227	\$266	17.2%
Average Days on Market	95	52	-45.3%
Highest Price	\$603,500	\$826,474	36.9%
Lowest Price	\$95,000	\$222,500	134.2%
Properties Sold	61	37	-39.3%
% Sold Price to Original List Price	95.20%	97.63%	2.6%



## SOUTHERN HILLS

*University to Colorado; Yale to Hampden*

January through March	2012	2013	% Change
Median Price .....	\$406,500	\$560,000	37.8%
Average Price .....	\$414,607	\$511,737	23.4%
Average Price per Square Foot.....	\$219	\$251	14.6%
Average Days on Market.....	85	55	-35.3%
Highest Price.....	\$685,000	\$712,500	4.0%
Lowest Price .....	\$193,000	\$267,000	38.3%
Properties Sold .....	14	13	-7.1%
% Sold Price to Original List Price .....	91.57%	94.28%	3.0%

## STAPLETON

*Quebec to Havana; 23rd to 40th*

January through March	2012	2013	% Change
Median Price .....	\$563,950	\$472,500	-16.2%
Average Price .....	\$572,289	\$471,517	-17.6%
Average Price per Square Foot.....	\$214	\$209	-2.3%
Average Days on Market.....	99	43	-56.6%
Highest Price.....	\$655,410	\$957,500	46.1%
Lowest Price .....	\$510,000	\$82,000	-83.9%
Properties Sold .....	8	37	362.5%
% Sold Price to Original List Price .....	94.92%	98.32%	3.6%

## TALLYN'S REACH

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

January through March	2012	2013	% Change
Median Price .....	\$315,000	\$385,000	22.2%
Average Price .....	\$339,113	\$385,000	13.5%
Average Price per Square Foot.....	\$141	\$137	-2.8%
Average Days on Market.....	100	214	114.0%
Highest Price.....	\$536,000	\$453,000	-15.5%
Lowest Price .....	\$215,000	\$318,000	47.9%
Properties Sold .....	17	2	-88.2%
% Sold Price to Original List Price .....	92.39%	96.86%	4.8%

## WASHINGTON PARK EAST

*Louisiana to Ellsworth; Downing to University*

January through March	2012	2013	% Change
Median Price .....	\$512,500	\$632,000	23.3%
Average Price .....	\$658,562	\$773,790	17.5%
Average Price per Square Foot.....	\$383	\$407	6.3%
Average Days on Market.....	52	36	-30.8%
Highest Price.....	\$1,250,000	\$2,042,700	63.4%
Lowest Price .....	\$370,000	\$385,000	4.1%
Properties Sold .....	16	31	93.8%
% Sold Price to Original List Price .....	96.54%	99.67%	3.2%





## WASHINGTON PARK WEST

*Louisiana to Ellsworth; Broadway to Downing*

January through March	2012	2013	% Change
Median Price .....	\$410,000	\$455,250	11.0%
Average Price .....	\$405,868	\$462,818	14.0%
Average Price per Square Foot.....	\$276	\$307	11.2%
Average Days on Market.....	112	35	-68.8%
Highest Price.....	\$625,000	\$910,000	45.6%
Lowest Price .....	\$190,000	\$175,000	-7.9%
Properties Sold .....	35	34	-2.9%
% Sold Price to Original List Price .....	92.31%	97.29%	5.4%

## WEST HIGHLANDS

*29th to 38th, Sheridan to Federal*

January through March	2012	2013	% Change
Median Price .....	\$323,000	\$387,500	20.0%
Average Price .....	\$317,611	\$395,427	24.5%
Average Price per Square Foot.....	\$268	\$324	20.9%
Average Days on Market.....	67	40	-40.3%
Highest Price.....	\$660,000	\$615,000	-6.8%
Lowest Price .....	\$118,000	\$185,500	57.2%
Properties Sold .....	36	49	36.1%
% Sold Price to Original List Price .....	95.40%	97.93%	2.6%

# LOCAL COLORADO REAL ESTATE EXPERTS



## BOULDER

1050 Walnut Street  
Boulder, CO 80302  
303.443.6161



## 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



## CHERRY CREEK RETAIL

255 Clayton Street Unit 100 North  
Denver, CO 80206  
303.893.3200



## CHERRY CREEK SHOPPING CENTER

3000 East 1st Avenue  
Denver, CO 80206  
303.893.3200



## DENVER DOWNTOWN

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



## DENVER TECH CENTER

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



## EVERGREEN

31955 Castle Court, #1 South  
Evergreen, CO 80439  
303.674.3200



## VAIL VALLEY

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