

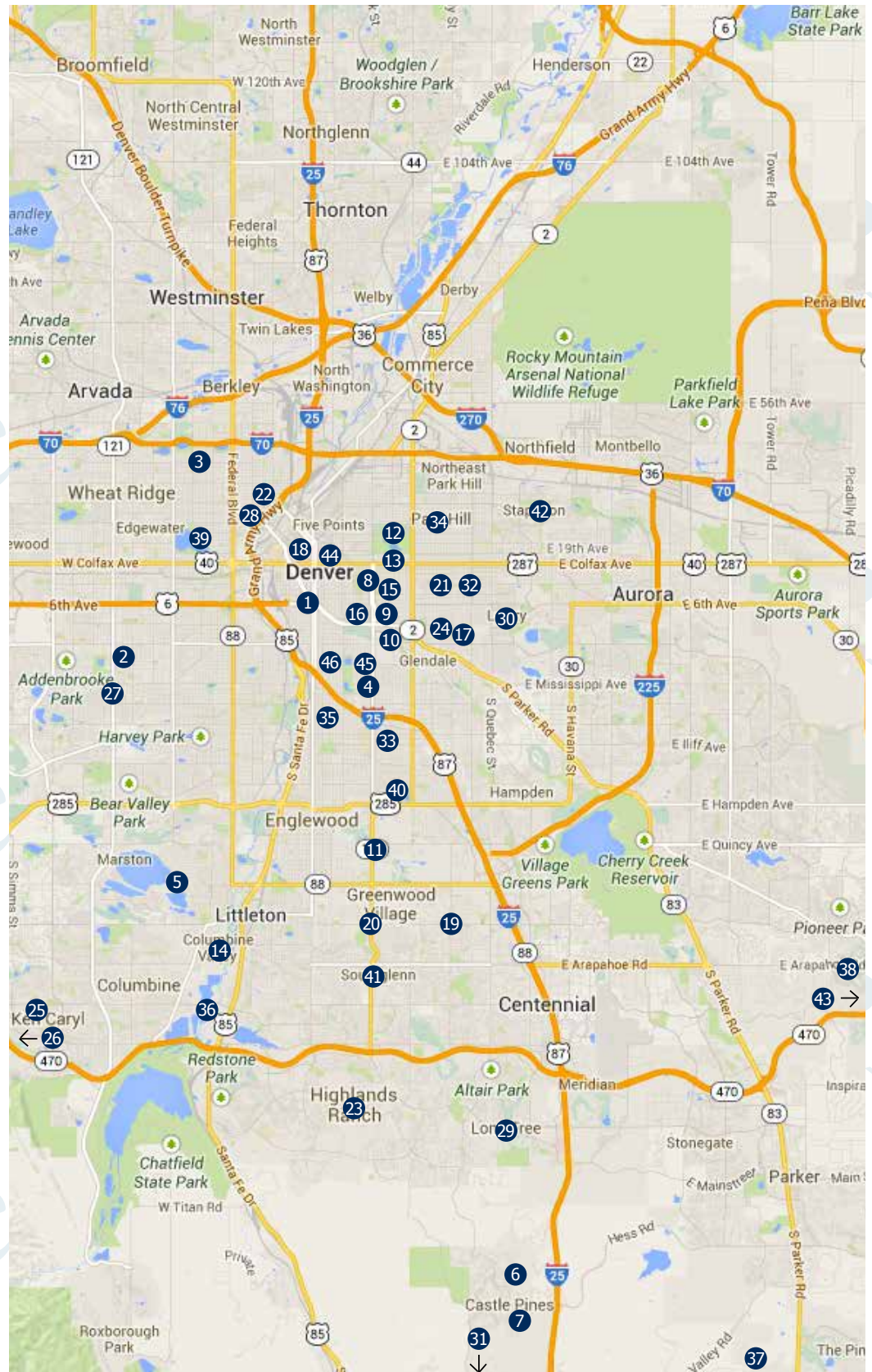
# MICROMARKET REPORT | DENVER METRO



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
23. Highlands Ranch
24. Hilltop
25. Ken Caryl North Ranch
26. Ken Caryl Valley
27. Lakewood
28. LoHi
29. Lone Tree
30. Lowry
31. The Meadows
32. Montclair
33. Observatory Park
34. Park Hill
35. Platt Park
36. Polo Reserve
37. Pradera & Timbers
38. Saddle Rock Golf Club
39. Sloan's Lake
40. Southern Hills
41. Southglenn
42. Stapleton
43. Tallyn's Reach
44. Uptown
45. Washington Park East
46. Washington Park West







# DENVER

## National News Reports

...Metro Denver as also including Boulder & Evergreen.

Overall, the Denver metro housing market continues to show strength in 3Q 2013. In just one year, average home prices in the Denver metro have climbed by 9.8%. The percent of sold price to list price remains steady, rising by 1% in Q3, which reveals sellers on average are still achieving close to original asking price. Year to date, Q2 Denver metro inventory was down 41%. By Q3, inventory was down only 7.9% - a sizable change, demonstrating that the extremely low inventory levels are starting to loosen a bit. Even in an area the size of metro Denver, market trends can vary dramatically from neighborhood to neighborhood. Consult an FSIR broker associate to help you better interpret these results.

### Quarter 3 Insights:

- Denver Metro average home prices are up 9.8% YTD
- Sold price to list price remains steady, up slightly by 1%
- Inventory is down 7.9%, but starting to stabilize from recent record lows.

42,667

homes sold for an average of

\$305,350

or, \$13,028,368,450 on the bottom line.

## DENVER METRO

*All properties in the Denver Metrolist*

January through September	2012	2013	% Change
Listings Put Under Contract .....	44,805.....	56,063 .....	25.1%
Sold Listings (All Properties) .....	35,112.....	42,667 .....	21.5%
Sold Single Family.....	28,218.....	33,927 .....	20.2%
Sold Condo .....	6,894.....	8,740 .....	26.8%
Average Days on Market.....	79.....	51 .....	-35.4%
Average Price .....	\$278,100.....	\$305,350 .....	9.8%
% Sold Price to List Price.....	97%.....	98% .....	1.0%
Quarter End Active Inventory .....	10,470.....	9,647 .....	-7.9%

# DENVER METRO | MARKETS BY AREA



## DENVER (CITY) Single Family and Condos

City of Denver

January through September	2012	2013	% Change
Median Price .....	\$235,000	\$265,000	12.8%
Average Price .....	\$291,781	\$327,553	12.3%
Average Price per Square Foot.....	\$194	\$226	16.5%
Average Days on Market.....	74	45	-39.2%
Highest Price.....	\$5,400,000	\$4,100,000	-24.1%
Lowest Price .....	\$19,476	\$23,500	20.7%
Properties Sold .....	9,080	10,479	15.4%
% Sold Price to Original List Price .....	94.90%	96.97%	2.2%

## BELMAR Single Family and Condos

Kentucky to Alameda, Wadsworth to Pierce

January through September	2012	2013	% Change
Median Price .....	\$300,000	\$303,750	1.3%
Average Price .....	\$262,932	\$302,225	14.9%
Average Price per Square Foot.....	\$165	\$201	21.8%
Average Days on Market.....	74	60	-18.9%
Highest Price.....	\$388,000	\$925,000	138.4%
Lowest Price .....	\$114,900	\$99,900	-13.1%
Properties Sold .....	20	22	10.0%
% Sold Price to Original List Price .....	95.35%	94.09%	-1.3%

## BERKELEY Single Family

38th to I-70, Sheridan to Federal

January through September	2012	2013	% Change
Median Price .....	\$298,500	\$348,000	16.6%
Average Price .....	\$317,979	\$358,752	12.8%
Average Price per Square Foot.....	\$256	\$295	15.2%
Average Days on Market.....	47	33	-29.8%
Highest Price.....	\$610,000	\$850,000	39.3%
Lowest Price .....	\$115,005	\$56,000	-51.3%
Properties Sold .....	191	203	6.3%
% Sold Price to Original List Price .....	96.91%	98.20%	1.3%

## BONNIE BRAE / BELCARO Single Family

Mississippi to Cherry Creek Drive South; University to Colorado

January through September	2012	2013	% Change
Median Price .....	\$545,000	\$674,000	23.7%
Average Price .....	\$649,685	\$824,725	26.9%
Average Price per Square Foot.....	\$312	\$369	18.3%
Average Days on Market.....	109	33	-69.7%
Highest Price.....	\$2,050,000	\$3,200,000	56.1%
Lowest Price .....	\$325,000	\$325,000	0.0%
Properties Sold .....	61	71	16.4%
% Sold Price to Original List Price .....	91.83%	95.71%	4.2%



## BOW MAR/BOW MAR SOUTH *Single Family*

*North of Bowles, South of Quincy; West of Morning Glory, East of Bow Mar Drive*

January through September	2012	2013	% Change
Median Price	\$783,175	\$858,575	9.6%
Average Price	\$883,112	\$964,051	9.2%
Average Price per Square Foot	\$268	\$313	16.8%
Average Days on Market	168	81	-51.8%
Highest Price	\$2,600,000	\$1,550,000	-40.4%
Lowest Price	\$500,000	\$525,000	5.0%
Properties Sold	12	15	25.0%
% Sold Price to Original List Price	92.87%	93.57%	0.8%

## CASTLE PINES NORTH *Single Family*

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

January through September	2012	2013	% Change
Median Price	\$409,900	\$450,000	9.8%
Average Price	\$446,443	\$515,930	15.6%
Average Price per Square Foot	\$163	\$184	12.9%
Average Days on Market	81	51	-37.0%
Highest Price	\$999,900	\$1,395,000	39.5%
Lowest Price	\$247,500	\$280,299	13.3%
Properties Sold	131	141	7.6%
% Sold Price to Original List Price	93.85%	96.91%	3.3%

## CASTLE PINES VILLAGE *Single Family*

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

January through September	2012	2013	% Change
Median Price	\$725,000	\$852,500	17.6%
Average Price	\$885,019	\$960,974	8.6%
Average Price per Square Foot	\$257	\$273	6.2%
Average Days on Market	232	182	-21.6%
Highest Price	\$3,000,000	\$2,800,000	-6.7%
Lowest Price	\$380,415	\$450,000	18.3%
Properties Sold	76	106	39.5%
% Sold Price to Original List Price	87.04%	91.30%	4.3%

## CHEESMAN *Single Family and Condos*

*York to Downing, Colfax to 8th*

January through September	2012	2013	% Change
Median Price	\$188,000	\$222,450	18.3%
Average Price	\$286,361	\$348,397	21.7%
Average Price per Square Foot	\$207	\$230	11.1%
Average Days on Market	70	57	-18.6%
Highest Price	\$3,295,000	\$4,100,000	24.4%
Lowest Price	\$52,000	\$60,000	15.4%
Properties Sold	141	150	6.4%
% Sold Price to Original List Price	95.14%	93.05%	-2.2%





## CHERRY CREEK NORTH *Single Family and Condos*

*York to Colorado, 1st to 6th*

January through September	2012	2013	% Change
Median Price .....	\$729,000	\$700,000	-4.0%
Average Price .....	\$799,416	\$875,058	9.5%
Average Price per Square Foot .....	\$324	\$380	17.3%
Average Days on Market .....	143	88	-38.5%
Highest Price .....	\$3,100,000	\$2,885,000	-6.9%
Lowest Price .....	\$152,250	\$159,525	4.8%
Properties Sold .....	122	117	-4.1%
% Sold Price to Original List Price .....	91.98%	93.26%	1.4%

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

*University to Colorado, Alameda to 1st*

January through September	2012	2013	% Change
Median Price .....	\$372,500	\$406,000	9.0%
Average Price .....	\$448,566	\$488,209	8.8%
Average Price per Square Foot .....	\$254	\$274	7.9%
Average Days on Market .....	161	78	-51.6%
Highest Price .....	\$1,288,000	\$1,455,000	13.0%
Lowest Price .....	\$160,000	\$150,000	-6.3%
Properties Sold .....	88	120	36.4%
% Sold Price to Original List Price .....	90.61%	94.49%	4.3%

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

*City of Cherry Hills Village*

January through September	2012	2013	% Change
Median Price .....	\$1,250,000	\$1,200,000	-4.0%
Average Price .....	\$1,531,694	\$1,410,647	-7.9%
Average Price per Square Foot .....	\$333	\$348	4.5%
Average Days on Market .....	177	90	-49.2%
Highest Price .....	\$4,500,000	\$3,250,000	-27.8%
Lowest Price .....	\$688,000	\$645,000	-6.3%
Properties Sold .....	53	48	-9.4%
% Sold Price to Original List Price .....	88.39%	91.66%	3.7%

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

*City of Cherry Hills Village*

January through September	2012	2013	% Change
Median Price .....	\$1,825,000	\$1,685,000	-7.7%
Average Price .....	\$2,100,750	\$2,179,724	3.8%
Average Price per Square Foot .....	\$342	\$328	-4.1%
Average Days on Market .....	293	324	10.6%
Highest Price .....	\$7,500,000	\$7,000,000	-6.7%
Lowest Price .....	\$760,000	\$825,000	8.6%
Properties Sold .....	26	33	26.9%
% Sold Price to Original List Price .....	85.49%	76.53%	-10.5%

# DENVER METRO | MARKETS BY AREA



## CITY PARK *Single Family*

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

January through September	2012	2013	% Change
Median Price .....	\$287,625	\$320,000	11.3%
Average Price .....	\$288,279	\$335,451	16.4%
Average Price per Square Foot .....	\$202	\$238	17.8%
Average Days on Market.....	49	30	-38.8%
Highest Price.....	\$589,278	\$675,000	14.5%
Lowest Price .....	\$78,000	\$130,000	66.7%
Properties Sold .....	137	146	6.6%
% Sold Price to Original List Price .....	95.93%	99.16%	3.4%

## CITY PARK SOUTH *Single Family*

*York to Colorado; Colfax to 17th*

January through September	2012	2013	% Change
Median Price .....	\$360,000	\$425,000	18.1%
Average Price .....	\$359,760	\$407,500	13.3%
Average Price per Square Foot .....	\$260	\$289	11.2%
Average Days on Market.....	48	23	-52.1%
Highest Price.....	\$559,000	\$637,000	14.0%
Lowest Price .....	\$215,000	\$215,000	0.0%
Properties Sold .....	15	19	26.7%
% Sold Price to Original List Price .....	94.84%	100.69%	6.2%

## COLUMBINE VALLEY *Single Family*

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

January through September	2012	2013	% Change
Median Price .....	\$656,250	\$655,000	-0.2%
Average Price .....	\$742,463	\$834,638	12.4%
Average Price per Square Foot .....	\$232	\$243	4.7%
Average Days on Market.....	104	142	36.5%
Highest Price.....	\$1,850,000	\$2,151,200	16.3%
Lowest Price .....	\$327,000	\$320,000	-2.1%
Properties Sold .....	18	28	55.6%
% Sold Price to Original List Price .....	93.13%	89.72%	-3.7%

## CONGRESS PARK *Single Family*

*York to Colorado; 6th to Colfax*

January through September	2012	2013	% Change
Median Price .....	\$425,500	\$445,000	4.6%
Average Price .....	\$451,666	\$482,676	6.9%
Average Price per Square Foot .....	\$287	\$324	12.9%
Average Days on Market.....	52	29	-44.2%
Highest Price.....	\$1,510,000	\$1,150,000	-23.8%
Lowest Price .....	\$198,000	\$194,000	-2.0%
Properties Sold .....	136	165	21.3%
% Sold Price to Original List Price .....	95.49%	98.44%	3.1%



## COUNTRY CLUB *Single Family*

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

January through September	2012	2013	% Change
Median Price	\$1,610,000	\$1,531,500	-4.9%
Average Price	\$1,806,024	\$1,720,278	-4.7%
Average Price per Square Foot	\$428	\$454	6.1%
Average Days on Market	96	99	3.1%
Highest Price	\$5,400,000	\$3,900,000	-27.8%
Lowest Price	\$729,900	\$715,000	-2.0%
Properties Sold	19	24	26.3%
% Sold Price to Original List Price	91.19%	94.37%	3.5%

## CRESTMoor *Single Family*

*Holly to Monaco; 1st to 6th*

January through September	2012	2013	% Change
Median Price	\$676,000	\$768,500	13.7%
Average Price	\$718,312	\$921,798	28.3%
Average Price per Square Foot	\$268	\$288	7.5%
Average Days on Market	71	57	-19.7%
Highest Price	\$1,525,000	\$1,847,000	21.1%
Lowest Price	\$390,000	\$400,000	2.6%
Properties Sold	16	16	0.0%
% Sold Price to Original List Price	91.26%	95.89%	5.1%

## DOWNTOWN *Condo*

*Downtown Denver MLS Area*

January through September	2012	2013	% Change
Median Price	\$338,000	\$375,000	10.9%
Average Price	\$422,938	\$466,458	10.3%
Average Price per Square Foot	\$301	\$345	14.6%
Average Days on Market	124	98	-21.0%
Highest Price	\$2,400,000	\$2,425,000	1.0%
Lowest Price	\$25,000	\$42,000	68.0%
Properties Sold	267	335	25.5%
% Sold Price to Original List Price	91.01%	87.69%	-3.6%

## GREENWOOD VILLAGE EAST *Single Family*

*I-25 to Havana; Belleview to Orchard*

January through September	2012	2013	% Change
Median Price	\$654,450	\$732,000	11.8%
Average Price	\$714,574	\$828,389	15.9%
Average Price per Square Foot	\$239	\$253	5.9%
Average Days on Market	105	77	-26.7%
Highest Price	\$1,880,824	\$1,923,000	2.2%
Lowest Price	\$230,000	\$223,000	-3.0%
Properties Sold	58	49	-15.5%
% Sold Price to Original List Price	94.06%	96.05%	2.1%





**GREENWOOD VILLAGE WEST** *Single Family (under 1 acre)*

*Orchard to Belleview; Clarkson to I-25*

January through September	2012	2013	% Change
Median Price	\$1,187,500	\$1,212,500	2.1%
Average Price	\$1,305,548	\$1,311,425	0.5%
Average Price per Square Foot	\$310	\$322	3.9%
Average Days on Market	97	150	54.6%
Highest Price	\$3,175,000	\$3,010,000	-5.2%
Lowest Price	\$655,000	\$605,000	-7.6%
Properties Sold	42	40	-4.8%
% Sold Price to Original List Price	90.95%	92.80%	2.0%

**GREENWOOD VILLAGE WEST** *Single Family (over 1 acre)*

*Orchard to Belleview; Clarkson to I-25*

January through September	2012	2013	% Change
Median Price	\$1,530,000	\$1,400,000	-8.5%
Average Price	\$1,570,464	\$1,567,036	-0.2%
Average Price per Square Foot	\$339	\$310	-8.6%
Average Days on Market	229	169	-26.2%
Highest Price	\$2,850,000	\$3,900,000	36.8%
Lowest Price	\$475,000	\$590,000	24.2%
Properties Sold	13	19	46.2%
% Sold Price to Original List Price	87.26%	87.41%	0.2%

**HALE MAYFAIR** *Single Family*

*Colorado to Holly; 6th to Colfax*

January through September	2012	2013	% Change
Median Price	\$362,500	\$395,000	9.0%
Average Price	\$373,737	\$427,272	14.3%
Average Price per Square Foot	\$278	\$298	7.2%
Average Days on Market	67	37	-44.8%
Highest Price	\$835,000	\$990,000	18.6%
Lowest Price	\$135,000	\$99,000	-26.7%
Properties Sold	83	139	67.5%
% Sold Price to Original List Price	95.60%	96.92%	1.4%

**HIGHLANDS** *Single Family and Condos*

*W 38th Ave to Speer Blvd and W 29th Ave; Union Pacific RR lines and S Platte River to Federal Blvd*

January through September	2012	2013	% Change
Median Price	\$350,000	\$412,000	17.7%
Average Price	\$386,760	\$417,768	8.0%
Average Price per Square Foot	\$263	\$298	13.3%
Average Days on Market	96	35	-63.5%
Highest Price	\$1,050,000	\$1,450,000	38.1%
Lowest Price	\$61,800	\$68,000	10.0%
Properties Sold	194	244	25.8%
% Sold Price to Original List Price	95.63%	97.85%	2.3%

# DENVER METRO | MARKETS BY AREA



## (WEST) HIGHLANDS *Single Family and Condos*

*38th Ave to 29th Ave; Federal to Sheridan*

January through September	2012	2013	% Change
Median Price .....	\$331,000	\$395,000	19.3%
Average Price .....	\$352,867	\$410,346	16.3%
Average Price per Square Foot.....	\$275	\$322	17.1%
Average Days on Market.....	48	37	-22.9%
Highest Price.....	\$950,000	\$1,125,000	18.4%
Lowest Price .....	\$46,000	\$134,000	191.3%
Properties Sold .....	212	220	3.8%
% Sold Price to Original List Price .....	96.72%	98.34%	1.7%

## HIGHLANDS RANCH *Single Family*

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

January through September	2012	2013	% Change
Median Price .....	\$318,000	\$340,000	6.9%
Average Price .....	\$355,529	\$378,187	6.4%
Average Price per Square Foot.....	\$158	\$173	9.5%
Average Days on Market.....	58	28	-51.7%
Highest Price.....	\$1,600,000	\$1,776,186	11.0%
Lowest Price .....	\$117,900	\$137,900	17.0%
Properties Sold .....	1,285	1,599	24.4%
% Sold Price to Original List Price .....	96.31%	98.55%	2.3%

## HILLTOP *Single Family*

*Alameda to 6th; Colorado to Holly*

January through September	2012	2013	% Change
Median Price .....	\$856,500	\$775,000	-9.5%
Average Price .....	\$848,906	\$945,105	11.3%
Average Price per Square Foot.....	\$284	\$318	12.0%
Average Days on Market.....	150	84	-44.0%
Highest Price.....	\$1,895,000	\$2,180,000	15.0%
Lowest Price .....	\$255,000	\$264,000	3.5%
Properties Sold .....	78	83	6.4%
% Sold Price to Original List Price .....	88.12%	98.19%	11.4%

## KEN-CARYL NORTH RANCH *Single Family*

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

January through September	2012	2013	% Change
Median Price .....	\$702,500	\$725,000	3.2%
Average Price .....	\$699,912	\$757,526	8.2%
Average Price per Square Foot.....	\$205	\$216	5.4%
Average Days on Market.....	163	63	-61.3%
Highest Price.....	\$965,000	\$929,000	-3.7%
Lowest Price .....	\$296,053	\$580,000	95.9%
Properties Sold .....	20	19	-5.0%
% Sold Price to Original List Price .....	91.13%	96.16%	5.5%

# DENVER METRO | MARKETS BY AREA



## KEN-CARYL VALLEY *Single Family*

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

January through September	2012	2013	% Change
Median Price	\$493,000	\$508,750	3.2%
Average Price	\$520,165	\$526,129	1.1%
Average Price per Square Foot	\$191	\$207	8.4%
Average Days on Market	73	60	-17.8%
Highest Price	\$1,050,000	\$860,000	-18.1%
Lowest Price	\$300,000	\$327,000	9.0%
Properties Sold	85	78	-8.2%
% Sold Price to Original List Price	94.44%	97.75%	3.5%

## LAKESWOOD *Single Family*

*City of Lakewood*

January through September	2012	2013	% Change
Median Price	\$237,500	\$266,750	12.3%
Average Price	\$260,447	\$297,752	14.3%
Average Price per Square Foot	\$155	\$176	13.5%
Average Days on Market	75	43	-42.7%
Highest Price	\$1,350,000	\$1,725,000	27.8%
Lowest Price	\$26,000	\$68,000	161.5%
Properties Sold	1,095	1,322	20.7%
% Sold Price to Original List Price	94.91%	61.08%	-35.6%

## LOHI *Single Family*

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

January through September	2012	2013	% Change
Median Price	\$400,000	\$415,826	4.0%
Average Price	\$429,553	\$439,520	2.3%
Average Price per Square Foot	\$263	\$294	11.8%
Average Days on Market	64	27	-57.8%
Highest Price	\$1,050,000	\$899,000	-14.4%
Lowest Price	\$61,800	\$152,000	146.0%
Properties Sold	77	116	50.6%
% Sold Price to Original List Price	95.81%	98.82%	3.1%

## LONE TREE *Single Family*

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

January through September	2012	2013	% Change
Median Price	\$397,500	\$425,500	7.0%
Average Price	\$446,450	\$533,168	19.4%
Average Price per Square Foot	\$162	\$185	14.2%
Average Days on Market	80	69	-13.8%
Highest Price	\$1,265,000	\$2,185,000	72.7%
Lowest Price	\$215,000	\$285,000	32.6%
Properties Sold	49	59	20.4%
% Sold Price to Original List Price	91.10%	97.47%	7.0%



# DENVER METRO | MARKETS BY AREA

## LOWRY *Single Family*

*Quebec to Unita; Alameda to 11th*

January through September	2012	2013	% Change
Median Price .....	\$501,183	\$507,500	1.3%
Average Price .....	\$498,240	\$521,031	4.6%
Average Price per Square Foot .....	\$204	\$231	13.2%
Average Days on Market .....	107	35	-67.3%
Highest Price .....	\$1,240,000	\$1,430,000	15.3%
Lowest Price .....	\$148,503	\$240,000	61.6%
Properties Sold .....	66	75	13.6%
% Sold Price to Original List Price .....	97.48%	97.75%	0.3%

## THE MEADOWS *Single Family*

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

January through September	2012	2013	% Change
Median Price .....	\$276,000	\$295,000	6.9%
Average Price .....	\$293,408	\$317,256	8.1%
Average Price per Square Foot .....	\$133	\$148	11.3%
Average Days on Market .....	83	41	-50.6%
Highest Price .....	\$560,000	\$665,000	18.8%
Lowest Price .....	\$160,150	\$190,000	18.6%
Properties Sold .....	270	358	32.6%
% Sold Price to Original List Price .....	95.52%	98.18%	2.8%

## MONTCLAIR *Single Family*

*Holly to Quebec; 6th to Colfax*

January through September	2012	2013	% Change
Median Price .....	\$318,500	\$329,950	3.6%
Average Price .....	\$400,474	\$383,349	-4.3%
Average Price per Square Foot .....	\$249	\$273	9.6%
Average Days on Market .....	69	41	-40.6%
Highest Price .....	\$3,490,000	\$1,525,000	-56.3%
Lowest Price .....	\$119,500	\$148,000	23.8%
Properties Sold .....	121	142	17.4%
% Sold Price to Original List Price .....	94.46%	98.08%	3.8%

## OBSERVATORY PARK *Single Family*

*University to Colorado; Evans to Yale*

January through September	2012	2013	% Change
Median Price .....	\$710,750	\$700,000	-1.5%
Average Price .....	\$736,817	\$718,913	-2.4%
Average Price per Square Foot .....	\$278	\$300	7.9%
Average Days on Market .....	113	76	-32.7%
Highest Price .....	\$1,725,000	\$1,304,539	-24.4%
Lowest Price .....	\$195,000	\$270,200	38.6%
Properties Sold .....	70	61	-12.9%
% Sold Price to Original List Price .....	92.34%	94.93%	2.8%

# DENVER METRO | MARKETS BY AREA

## PARK HILL *Single Family*

*Colfax to 26th; Colorado to Quebec*

January through September	2012	2013	% Change
Median Price .....	\$369,950	\$420,500	13.7%
Average Price .....	\$412,225	\$469,130	13.8%
Average Price per Square Foot .....	\$273	\$294	7.7%
Average Days on Market .....	57	29	-49.1%
Highest Price .....	\$2,300,000	\$1,325,000	-42.4%
Lowest Price .....	\$118,500	\$130,999	10.5%
Properties Sold .....	214	239	11.7%
% Sold Price to Original List Price .....	95.78%	97.33%	1.6%

## PLATT PARK *Single Family*

*Broadway to Downing; Louisiana to Evans*

January through September	2012	2013	% Change
Median Price .....	\$383,900	\$417,000	8.6%
Average Price .....	\$412,378	\$440,757	6.9%
Average Price per Square Foot .....	\$293	\$331	13.0%
Average Days on Market .....	56	27	-51.8%
Highest Price .....	\$805,000	\$950,000	18.0%
Lowest Price .....	\$135,000	\$150,000	11.1%
Properties Sold .....	123	131	6.5%
% Sold Price to Original List Price .....	96.29%	98.77%	2.6%

## POLO RESERVE *Single Family*

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

January through September	2012	2013	% Change
Median Price .....	\$655,000	\$1,005,320	53.5%
Average Price .....	\$701,166	\$1,306,773	86.4%
Average Price per Square Foot .....	\$206	\$238	15.5%
Average Days on Market .....	117	194	65.8%
Highest Price .....	\$845,900	\$2,445,000	189.0%
Lowest Price .....	\$602,599	\$610,000	1.2%
Properties Sold .....	3	6	100.0%
% Sold Price to Original List Price .....	95.60%	87.26%	-8.7%

## PRADERA & TIMBERS *Single Family*

*Pradera and Timbers Sub-divisions in Parker*

January through September	2012	2013	% Change
Median Price .....	\$545,000	\$600,000	10.1%
Average Price .....	\$584,307	\$648,839	11.0%
Average Price per Square Foot .....	\$177	\$195	10.2%
Average Days on Market .....	117	80	-31.6%
Highest Price .....	\$1,340,000	\$1,484,500	10.8%
Lowest Price .....	\$170,000	\$249,000	46.5%
Properties Sold .....	101	107	5.9%
% Sold Price to Original List Price .....	92.12%	95.60%	3.8%



## SADDLE ROCK GOLF CLUB *Single Family*

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

January through September	2012	2013	% Change
Median Price .....	\$381,500	\$438,000	14.8%
Average Price .....	\$408,938	\$469,837	14.9%
Average Price per Square Foot .....	\$139	\$159	14.4%
Average Days on Market .....	150	70	-53.3%
Highest Price .....	\$689,900	\$935,000	35.5%
Lowest Price .....	\$193,000	\$138,000	-28.5%
Properties Sold .....	55	84	52.7%
% Sold Price to Original List Price .....	91.31%	96.70%	5.9%

## SLOAN'S LAKE *Single Family*

*Colfax to 29th, Sheridan to Federal*

January through September	2012	2013	% Change
Median Price .....	\$307,000	\$367,500	19.7%
Average Price .....	\$326,622	\$393,595	20.5%
Average Price per Square Foot .....	\$241	\$280	16.2%
Average Days on Market .....	52	37	-28.8%
Highest Price .....	\$722,500	\$826,474	14.4%
Lowest Price .....	\$95,000	\$106,500	12.1%
Properties Sold .....	190	168	-11.6%
% Sold Price to Original List Price .....	96.85%	97.63%	0.8%

## SOUTHERN HILLS *Single Family*

*University to Colorado; Yale to Hampden*

January through September	2012	2013	% Change
Median Price .....	\$433,000	\$511,250	18.1%
Average Price .....	\$442,661	\$518,761	17.2%
Average Price per Square Foot .....	\$246	\$270	9.8%
Average Days on Market .....	45	40	-11.1%
Highest Price .....	\$965,000	\$1,190,000	23.3%
Lowest Price .....	\$130,615	\$257,580	97.2%
Properties Sold .....	53	56	5.7%
% Sold Price to Original List Price .....	94.77%	95.51%	0.8%

## SOUTHGLENN *Single Family*

*Washington to University; Arapahoe to Dry Creek*

January through September	2012	2013	% Change
Median Price .....	\$262,000	\$308,500	17.7%
Average Price .....	\$266,946	\$312,008	16.9%
Average Price per Square Foot .....	\$136	\$148	8.8%
Average Days on Market .....	25	34	36.0%
Highest Price .....	\$392,000	\$395,000	0.8%
Lowest Price .....	\$165,100	\$182,675	10.6%
Properties Sold .....	33	52	57.6%
% Sold Price to Original List Price .....	98.25%	99.80%	1.6%



# DENVER METRO | MARKETS BY AREA



## STAPLETON *Single Family*

*Quebec to Havana; 23rd to 40th*

January through September	2012	2013	% Change
Median Price .....	\$410,000	\$462,000	12.7%
Average Price .....	\$420,972	\$466,420	10.8%
Average Price per Square Foot .....	\$208	\$224	7.7%
Average Days on Market .....	59	33	-44.1%
Highest Price .....	\$1,042,500	\$1,040,000	-0.2%
Lowest Price .....	\$80,500	\$82,000	1.9%
Properties Sold .....	210	247	17.6%
% Sold Price to Original List Price .....	98.66%	99.21%	0.6%

## TALLYN'S REACH *Single Family*

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

January through September	2012	2013	% Change
Median Price .....	\$356,800	\$399,000	11.8%
Average Price .....	\$373,922	\$413,883	10.7%
Average Price per Square Foot .....	\$144	\$162	12.5%
Average Days on Market .....	86	66	-23.3%
Highest Price .....	\$650,000	\$636,000	-2.2%
Lowest Price .....	\$215,000	\$233,950	8.8%
Properties Sold .....	97	105	8.2%
% Sold Price to Original List Price .....	95.21%	97.91%	2.8%

## UPTOWN *Single Family and Condos*

*North of Colfax; East of Broadway; South of 20th; 20th & Park to 19th; West of Williams*

January through September	2012	2013	% Change
Median Price .....	\$266,625	\$295,000	10.6%
Average Price .....	\$280,442	\$312,697	11.5%
Average Price per Square Foot .....	\$225	\$260	15.6%
Average Days on Market .....	79	63	-20.3%
Highest Price .....	\$657,500	\$950,000	44.5%
Lowest Price .....	\$61,200	\$87,000	42.2%
Properties Sold .....	66	111	68.2%
% Sold Price to Original List Price .....	96.10%	95.27%	-0.9%

## WASHINGTON PARK EAST *Single Family*

*Louisiana to Ellsworth; Downing to University*

January through September	2012	2013	% Change
Median Price .....	\$588,750	\$652,000	10.7%
Average Price .....	\$670,054	\$793,851	18.5%
Average Price per Square Foot .....	\$373	\$411	10.2%
Average Days on Market .....	68	40	-41.2%
Highest Price .....	\$1,600,000	\$2,830,000	76.9%
Lowest Price .....	\$315,000	\$384,900	22.2%
Properties Sold .....	110	115	4.5%
% Sold Price to Original List Price .....	93.98%	96.83%	3.0%



**WASHINGTON PARK WEST** *Single Family*

*Louisiana to Ellsworth; Broadway to Downing*

January through September	2012	2013	% Change
Median Price .....	\$408,700	\$433,500	6.1%
Average Price .....	\$427,778	\$457,067	6.8%
Average Price per Square Foot .....	\$297	\$341	14.8%
Average Days on Market.....	58	21	-63.8%
Highest Price.....	\$1,100,000	\$1,124,000	2.2%
Lowest Price .....	\$143,800	\$119,900	-16.6%
Properties Sold .....	174	202	16.1%
% Sold Price to Original List Price .....	95.75%	98.21%	2.6%

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# LOCAL COLORADO REAL ESTATE EXPERTS



## BEAVER CREEK

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



## BOULDER

1050 Walnut Street  
Boulder, CO 80302 | 303.443.6161



## BRECKENRIDGE

69 Marksberry Way  
Breckenridge, CO, 80424 | 970.453.0550



## 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



## DENVER DOWNTOWN

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



## DENVER TECH CENTER

8000 East Belleview Avenue, Suite 200  
Greenwood Village, CO 80111 | 303.893.3200



## EDWARDS

34253 Highway 6 #2A  
Edwards, CO 81632 | 970.748.5150



## EVERGREEN

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