

A scenic view of the Denver skyline and surrounding mountains. In the foreground, a large, leafy tree stands prominently. Below it, a small building with a red roof is situated near a body of water. The middle ground features a dense urban area with various skyscrapers, including the prominent 19-story building with a curved top. The background shows a range of mountains, some with snow, under a cloudy sky. The overall scene is a mix of natural beauty and urban development.

A scenic view of the Denver skyline and surrounding mountains. In the foreground, a large, leafy tree stands prominently. Below it, a small building with a red roof and two towers is situated near a body of water. The middle ground shows the city skyline, including the Colorado State Capitol building. In the background, the Rocky Mountains are visible under a cloudy sky. The text 'Kentwood REAL ESTATE' and 'DenverRealEstate.com' is overlaid on the right side of the image.

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METRO DENVER REAL ESTATE SEGMENTATION ANALYSIS BY CITY [JAN 2015]

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DETACHED						ATTACHED				
City	# of Sold Homes	Avg. Sales Price	Avg. Days on Market	Avg. PSF Total	Avg. Sold \$ vs List \$	# of Sold Homes	Avg. Sales Price	Avg. Days on Market	Avg. PSF Total	Avg. Sold \$ vs List \$
Commerce City	47	\$255,051	41	\$116.22	100.52%	6	\$192,483	8	\$143.88	98.98%
\$0-\$500	47	\$255,051	41	\$116.22	100.52%	6	\$192,483	8	\$143.88	98.98%
\$501K-\$750K	—	—	—	—	—	—	—	—	—	—
\$750,001+	—	—	—	—	—	—	—	—	—	—
Denver	394	\$374,323	38	\$183.00	99.46%	256	\$296,961	52	\$224.98	99.06%
\$0-\$500	318	\$285,987	28	\$171.68	99.88%	214	\$224,480	35	\$209.79	99.28%
\$501K-\$750K	51	\$588,518	68	\$219.63	98.08%	34	\$602,702	150	\$287.11	97.94%
\$750,001+	26	\$1,068,265	93	\$252.77	96.99%	8	\$936,411	100	\$367.30	98.04%
Edgewater	1	\$378,000	8	\$192.66	95.46%	No Sales				
\$0-\$500	1	\$378,000	8	\$192.66	95.46%					
\$501K-\$750K	—	—	—	—	—					
\$750,001+	—	—	—	—	—					
Englewood	34	\$482,692	44	\$162.63	98.34%	20	\$279,252	46	\$173.08	99.58%
\$0-\$500	24	\$267,189	24	\$135.48	99.75%	18	\$225,153	47	\$165.13	99.56%
\$501K-\$750K	5	\$631,400	112	\$159.56	97.65%	1	\$572,500	0	\$192.76	99.57%
\$750,001+	5	\$1,368,400	69	\$296.03	92.31%	1	\$959,782	71	\$296.41	100.00%
Federal Heights	No Sales					No Sales				
\$0-\$500										
\$501K-\$750K										
\$750,001+										
Glendale	No Sales					No Sales				
\$0-\$500										
\$501K-\$750K										
\$750,001+										
Golden	32	\$502,077	77	\$153.43	98.70%	5	\$272,903	134	\$153.24	96.86%
\$0-\$500	17	\$334,038	33	\$155.09	99.48%	5	\$272,903	134	\$153.24	98.86%
\$501K-\$750K	12	\$623,819	88	\$144.42	98.15%	—	—	—	—	—
\$750,001+	3	\$967,333	253	\$180.05	96.53%	—	—	—	—	—
Greenwood Village	4	\$1,183,750	160	\$210.53	91.19%	9	\$382,667	29	\$211.33	99.52%
\$0-\$500	1	\$432,000	63	\$161.80	86.57%	7	\$285,571	33	\$164.05	99.39%
\$501K-\$750K	—	—	—	—	—	1	\$550,000	1	\$336.19	100.00%
\$750,001+	3	\$1,434,333	192	\$226.78	92.73%	1	\$895,000	24	\$417.44	100.00%
Highlands Ranch	65	\$410,401	31	\$138.62	99.01%	15	\$302,075	46	\$177.03	98.80%
\$0-\$500	55	\$369,131	22	\$139.85	99.21%	14	\$281,688	42	\$176.45	98.80%
\$501K-\$750K	8	\$598,300	79	\$125.32	98.24%	—	—	—	—	—
\$750,001+	2	\$793,738	80	\$157.88	96.80%	1	\$587,500	98	\$185.16	98.74%
Lakewood	97	\$327,276	32	\$139.33	99.43%	37	\$164,660	25	\$130.76	99.77%
\$0-\$500	88	\$301,074	30	\$138.27	99.45%	37	\$164,660	25	\$130.76	99.77%
\$501K-\$750K	8	\$560,000	52	\$148.85	99.15%	—	—	—	—	—
\$750,001+	1	\$771,245	109	\$155.78	98.89%	—	—	—	—	—

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City	# of Sold Homes	Avg. Sales Price	Avg. Days on Market	Avg. PSF Total	Avg. Sold \$ vs List \$	# of Sold Homes	Avg. Sales Price	Avg. Days on Market	Avg. PSF Total	Avg. Sold \$ vs List \$
Littleton	121	\$383,130	44	\$135.96	99.01%	56	\$202,939	15	\$150.95	99.19%
\$0-\$500	107	\$341,779	38	\$132.43	98.80%	56	\$202,939	15	\$150.05	99.19%
\$501K-\$750K	12	\$617,208	91	\$145.40	99.12%	—	—	—	—	—
\$750,001+	2	\$1,190,939	112	\$268.21	109.33%	—	—	—	—	—
Lone Tree	10	\$772,094	96	\$145.99	98.22%	4	\$349,875	17	\$201.79	99.40%
\$0-\$500	2	\$427,750	93	\$110.86	97.53%	3	\$281,667	15	\$200.90	99.50%
\$501K-\$750K	5	\$701,800	119	\$129.50	97.99%	1	\$554,500	23	\$204.46	99.11%
\$750,001+	3	\$1,118,815	59	\$196.89	99.08%	—	—	—	—	—
Morrison	8	\$439,000	63	\$139.85	98.31%	No Sales				
\$0-\$500	5	\$317,400	35	\$136.04	98.70%					
\$501K-\$750K	3	\$641,667	111	\$146.18	97.65%					
\$750,001+	—	—	—	—	—					
Northglenn	21	\$220,671	18	\$105.03	97.58%	6	\$187,050	7	\$124.13	101.55%
\$0-\$500	21	\$220,671	18	\$105.03	97.58%	6	\$187,050	7	\$124.13	101.55%
\$501K-\$750K	—	—	—	—	—	—	—	—	—	—
\$750,001+	—	—	—	—	—	—	—	—	—	—
Parker	91	\$419,431	60	\$121.79	98.52%	15	\$191,232	57	\$145.07	99.36%
\$0-\$500	75	\$358,990	41	\$122.73	99.03%	15	\$191,232	57	\$145.07	99.36%
\$501K-\$750K	11	\$578,270	82	\$115.29	98.01%	—	—	—	—	—
\$750,001+	5	\$976,660	294	\$122.03	92.07%	—	—	—	—	—
Sheridan	1	\$85,000	56	\$61.06	89.47%	No Sales				
\$0-\$500	1	\$85,000	56	\$61.06	89.47%					
\$501K-\$750K	—	—	—	—	—					
\$750,001+	—	—	—	—	—					
Thornton	87	\$294,713	40	\$120.33	99.83%	20	\$176,747	20	\$128.57	99.71%
\$0-\$500	85	\$286,471	39	\$120.75	99.90%	20	\$176,747	20	\$128.57	99.71%
\$501K-\$750K	2	\$645,000	77	\$102.60	96.83%	—	—	—	—	—
\$750,001+	—	—	—	—	—	—	—	—	—	—
Westminster	69	\$321,698	26	\$135.09	99.73%	40	\$180,737	31	\$125.23	99.04%
\$0-\$500	62	\$272,865	17	\$135.24	99.98%	40	\$180,737	31	\$125.23	99.04%
\$501K-\$750K	4	\$670,375	37	\$128.04	96.94%	—	—	—	—	—
\$750,001+	3	\$866,000	257	\$141.40	98.42%	—	—	—	—	—
Wheat Ridge	18	\$330,529	43	\$169.09	99.61%	10	\$160,345	16	\$142.45	98.12%
\$0-\$500	15	\$274,035	35	\$180.48	99.66%	10	\$160,345	16	\$142.45	98.12%
\$501K-\$750K	3	\$613,000	82	\$162.12	99.39%	—	—	—	—	—
\$750,001+	—	—	—	—	—	—	—	—	—	—

Source: RECOLORADO.COM



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