

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



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 \$
METRO DENVER	1963	\$381,050	40	\$285.75	99.95%	886	\$248,039	47	\$178.48	99.42
\$0-\$500	1643	\$306,471	30	\$305.00	100.35%	798	\$211,610	40	\$168.27	99.58%
\$50K-\$750K	226	\$589,913	79	\$173.15	98.22%	56	\$605,738	135	\$290.28	97.82%
\$750,001+	94	\$1,182,440	112	\$219.95	97.06%	13	\$981,993	78	\$327.18	96.23%
Arvada	111	\$352,116	25	\$133.23	100.31%	34	\$188,099	18	\$152.43	101.60%
\$0-\$500	101	\$318,995	26	\$132.05	100.58%	34	\$188,099	18	\$153.43	101.60%
\$50K-\$750K	8	\$558,487	131	\$127.96	98.22%	—	—	—	—	—
\$750,001+	2	\$1,162,500	261	\$166.67	95.56%	—	—	—	—	—
Aurora	265	\$281,561	41	\$117.74	100.35%	141	\$145,341	28	\$120.07	99.82%
\$0-\$500	258	\$271,527	40	\$117.50	100.47%	141	\$145,341	28	\$120.07	99.82%
\$50K-\$750K	6	\$559,967	88	\$111.76	96.01%	—	—	—	—	—
\$750,001+	1	\$1,200,000	28	\$198.18	96.00%	—	—	—	—	—
Bow Mar										
\$0-\$500			No Sales					No Sales		
\$50K-\$750K										
\$750,001+										
Brighton	51	\$287,135	40	\$115.64	100.32%	5	\$177,620	15	\$144.40	100.30%
\$0-\$500	49	\$269,262	38	\$113.14	100.41%	5	\$177,620	15	\$144.40	100.30%
\$50K-\$750K	1	\$625,000	1	\$108.02	96.30%	—	—	—	—	—
\$750,001+	1	\$825,000	181	\$245.68	100.00%	—	—	—	—	—
Broomfield	44	\$443,518	47	\$147.08	99.50%	16	\$242,831	31	\$174.50	99.97%
\$0-\$500	35	\$339,966	45	\$147.18	99.59%	16	\$242,831	31	\$174.50	99.97%
\$50K-\$750K	7	\$564,781	53	\$129.39	99.58%	—	—	—	—	—
\$750,001+	2	\$1,831,250	55	\$207.24	97.66%	—	—	—	—	—
Castle Pines	10	\$532,900	115	\$126.93	99.40%					
\$0-\$500	5	\$429,600	70	\$121.76	99.72%			No Sales		
\$50K-\$750K	4	\$593,750	125	\$127.82	99.87%					
\$750,001+	1	\$806,000	299	\$149.26	95.96%					
Castle Rock	106	\$442,843	57	\$118.72	99.14%	12	\$252,992	69	\$142.36	99.06%
\$0-\$500	82	\$372,287	48	\$115.60	99.01%	12	\$252,992	69	\$142.36	99.06%
\$50K-\$750K	16	\$598,350	98	\$120.46	97.79%	—	—	—	—	—
\$750,001+	8	\$907,871	62	\$150.48	102.83%	—	—	—	—	—
Centennial	87	\$406,849	33	\$133.34	99.98%	23	\$203,339	14	\$137.72	100.09%
\$0-\$500	74	\$346,755	27	\$129.53	100.49%	23	\$203,339	14	\$137.72	100.09%
\$50K-\$750K	8	\$633,875	54	\$157.51	97.08%	—	—	—	—	—
\$750,001+	5	\$933,000	86	\$151.09	97.04%	—	—	—	—	—
Cherry Hills Village	4	\$1,102,875	221	\$217.06	94.74%					
\$0-\$500	—	—	—	—	—			No Sales		
\$50K-\$750K	1	\$740,000	175	\$196.44	77.98%					
\$750,001+	3	\$1,223,833	236	\$223.93	94.08%					

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Columbine Valley										
\$0-\$500			No Sales					No Sales		
\$501K-\$750K										
\$750,001+										
Commerce City	42	\$273,348	32	\$105.76	101.40%	3	\$218,500	79	\$118.24	101.84%
\$0-\$500	42	\$273,348	32	\$105.76	101.40%	3	\$218,500	79	\$118.24	101.84%
\$501K-\$750K	—	—	—	—	—	—	—	—	—	—
\$750,001+	—	—	—	—	—	—	—	—	—	—
Denver	517	\$418,439	40	\$192.50	99.94%	365	\$318,753	75	\$228.76	99.62%
\$0-\$500	392	\$289,617	25	\$175.43	100.50%	308	\$252,938	63	\$214.58	99.80%
\$501K-\$750K	86	\$594,991	76	\$234.58	98.87%	47	\$601,643	151	\$295.17	98.98%
\$750,001+	39	\$1,323,946	107	\$271.31	96.73%	10	\$1,016,257	82	\$353.33	96.87%
Edgewater	6	\$311,675	6	\$204.30	102.19%					
\$0-\$500	6	\$311,675	6	\$204.30	102.19%			No Sales		
\$501K-\$750K	—	—	—	—	—					
\$750,001+	—	—	—	—	—					
Englewood	34	\$401,902	30	\$177.97	99.78%	32	\$253,106	17	\$160.06	100.78%
\$0-\$500	27	\$290,655	22	\$177.66	100.09%	28	\$196,254	14	\$152.03	101.12%
\$501K-\$750K	5	\$590,200	89	\$166.93	98.96%	3	\$574,764	36	\$201.95	98.44%
\$750,001+	2	\$1,433,000	3	\$209.74	97.68%	1	\$880,000	38	\$259.28	98.32%
Federal Heights	5	\$209,500	39	\$139.83	101.25%					
\$0-\$500	5	\$209,500	39	\$139.83	101.25%			No Sales		
\$501K-\$750K	—	—	—	—	—					
\$750,001+	—	—	—	—	—					
Golden	39	\$467,952	47	\$169.62	98.14%	7	\$291,557	22	\$180.96	98.54%
\$0-\$500	24	\$375,550	41	\$175.74	98.29%	6	\$226,817	16	\$149.66	98.74%
\$501K-\$750K	15	\$615,796	56	\$159.82	96.30%	1	\$680,000	58	\$368.76	97.35%
\$750,001+	—	—	—	—	—	—	—	—	—	—
Greenwood Village	8	\$1,036,000	63	\$191.86	96.39%	6	\$393,417	53	\$343.77	97.80%
\$0-\$500	1	\$230,000	1	\$174.90	100.04%	4	\$308,875	42	\$322.28	97.77%
\$501K-\$750K	2	\$565,500	8	\$157.01	97.72%	2	\$562,500	76	\$386.77	97.87%
\$750,001+	5	\$1,385,400	97	\$209.19	95.13%	—	—	—	—	—
Highlands Ranch	89	\$436,358	39	\$139.62	99.14%	21	\$328,976	21	\$175.46	99.64%
\$0-\$500	65	\$367,923	18	\$144.35	99.59%	18	\$266,317	18	\$169.45	99.84%
\$501K-\$750K	20	\$576,417	88	\$120.34	97.90%	3	\$704,932	41	\$211.56	98.39%
\$750,001+	4	\$848,125	132	\$159.15	97.93%	—	—	—	—	—
Lakewood	82	\$336,652	30	\$144.29	100.94%	48	\$166,404	29	\$135.42	100.40%
\$0-\$500	73	\$298,846	25	\$143.22	101.17%	48	\$166,404	29	\$135.42	100.40%
\$501K-\$750K	7	\$573,571	85	\$146.53	99.64%	—	—	—	—	—
\$750,001+	2	\$887,350	9	\$175.53	97.33%	—	—	—	—	—

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Littleton	120	\$430,427	41	\$146.61	99.20%	42	\$210,080	11	\$142.64	101.79%
\$0-\$500	98	\$343,833	28	\$139.91	99.73%	42	\$210,080	11	\$142.64	101.79%
\$501K-\$750K	13	\$560,475	74	\$145.28	97.44%	—	—	—	—	—
\$750,001+	9	\$1,185,496	130	\$221.49	96.01%	—	—	—	—	—
Lone Tree	8	\$672,824	66	\$144.75	97.34%	4	\$265,625	41	\$213.35	99.75%
\$0-\$500	3	\$466,667	27	\$135.26	96.97%	4	\$265,625	41	\$213.35	99.75%
\$501K-\$750K	3	\$664,157	14	\$144.17	99.13%	—	—	—	—	—
\$750,001+	2	\$995,060	201	\$159.85	95.21%	—	—	—	—	—
Morrison	18	\$467,141	39	\$152.99	98.03%	1	\$360,000	5	\$117.72	100.00%
\$0-\$500	13	\$312,112	24	\$150.28	98.41%	1	\$360,000	5	\$117.72	100.00%
\$501K-\$750K	2	\$660,000	96	\$147.85	96.98%	—	—	—	—	—
\$750,001+	3	\$1,012,000	68	\$168.14	97.05%	—	—	—	—	—
Northglenn	20	\$246,811	6	\$120.22	101.11%	6	\$174,033	7	\$110.17	102.15%
\$0-\$500	20	\$246,811	6	\$120.22	101.11%	6	\$174,033	7	\$110.17	102.15%
\$501K-\$750K	—	—	—	—	—	—	—	—	—	—
\$750,001+	—	—	—	—	—	—	—	—	—	—
Parker	111	\$400,372	45	\$120.62	99.18%	24	\$202,469	23	\$151.17	98.22%
\$0-\$500	96	\$363,980	37	\$119.09	99.41%	24	\$202,469	23	\$151.17	98.22%
\$501K-\$750K	12	\$550,142	81	\$117.38	98.50%	—	—	—	—	—
\$750,001+	3	\$965,833	163	\$182.52	94.58%	—	—	—	—	—
Sheridan										
\$0-\$500			No Sales					No Sales		
\$501K-\$750K										
\$750,001+										
Thornton	84	\$281,362		\$120.33	99.83%	22	\$188,238	55	\$141.79	101.14%
\$0-\$500	83	\$278,297	19	\$127.41	101.54%	22	\$188,238	55	\$141.79	101.14%
\$501K-\$750K	1	\$535,748	12	\$128.45	99.22%	—	—	—	—	—
\$750,001+	—	—	—	—	—	—	—	—	—	—
Westminster	87	\$317,156	35	\$132.31	99.06%	33	\$197,095	20	\$125.27	100.25%
\$0-\$500	78	\$279,350	31	\$131.05	99.22%	33	\$197,095	20	\$125.27	100.25%
\$501K-\$750K	7	\$608,429	52	\$140.77	97.60%	—	—	—	—	—
\$750,001+	2	\$772,113	119	\$151.96	97.75%	—	—	—	—	—
Wheat Ridge	16	\$322,449	57	\$174.35	99.57%	4	\$88,125	27	\$113.22	100.44%
\$0-\$500	14	\$287,939	34	\$182.95	100.92%	4	\$88,125	27	\$113.22	100.44%
\$501K-\$750K	3	\$613,000	82	\$162.12	99.39%	—	—	—	—	—
\$750,001+	2	\$564,018	218	\$118.46	90.12%	—	—	—	—	—

Source: RECOLORADO.COM



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