

Neighborhood Stats: Presented by The Gerwin Group

January - December 2012 vs 2011		# of Homes Sold			Price Per Square Foot		
Area	Boundaries	# Sold 2011	# Sold 2012	% Change	PSF 2011*	PSF 2012*	% Change
Bonnie Brae, Belcaro	Josephine to Colorado; Alameda to Mississippi	60	89	48.3%	\$320	\$327	2.2%
Capitol Hill	Broadway to Downing; 8th to Colfax	17	19	11.8%	\$179	\$201	12.3%
Cheesman Park	Marion to Gaylord; 8th to Colfax	15	16	6.7%	\$219	\$216	-1.4%
Cherry Creek North	Josephine to Colorado; 1st to 6th	50	75	50.0%	\$315	\$334	6.0%
City Park	Downing to York; 18th to MLK	100	157	57.0%	\$177	\$201	13.6%
City Park South	York to Colorado; Colfax to 17th	10	18	80.0%	\$225	\$250	11.1%
Congress Park	York to Colorado; 6th to Colfax	108	155	43.5%	\$271	\$286	5.5%
Cory Merrill	University to Colorado; Mississippi to Mexico	82	101	23.2%	\$288	\$307	6.6%
Country Club	Downing to Gaylord; 1st to 4th	14	20	42.9%	\$384	\$400	4.2%
Country Club North	Downing to Gaylord; 4th to 8th	10	12	20.0%	\$330	\$373	13.0%
Crestmoor	Holly to Monaco; 1st to 6th	20	22	10.0%	\$270	\$270	0.0%
DU	Downing to University; Evans to Yale	64	91	42.2%	\$261	\$305	16.9%
Hale Mayfair	Colorado to Holly; 6th to Colfax	84	101	20.2%	\$250	\$277	10.8%
Harvard Park	Broadway to Downing; Evans to Yale	33	50	51.5%	\$227	\$280	23.3%
Highlands	Federal to Sheridan; 26th to 38th	230	249	8.3%	\$271	\$298	10.0%
Hilltop	Colorado to Holly; Alameda to 6th	70	77	10.0%	\$283	\$284	0.4%
Lowry	Quebec to Uinta; Alameda to 11th	70	76	8.6%	\$152	\$187	23.0%
Montclair	Holly to Quebec; 6th to Colfax	101	139	37.6%	\$238	\$251	5.5%
Observatory Park	University to Colorado; Evans to Yale	57	73	28.1%	\$244	\$283	16.0%
Park Hill	Colorado to Quebec; Colfax to 26th	218	228	4.6%	\$273	\$285	4.4%
Platt Park	Broadway to Downing; Louisiana to Evans	103	140	35.9%	\$275	\$289	5.1%
Skyland	York to Colorado; 26th to MLK	49	64	30.6%	\$179	\$226	26.3%
Sloan's Lake	Federal to Sheridan; 20th to 26th	48	88	83.3%	\$224	\$236	5.4%
Southern Hills	University to Colorado; Yale to Hampden	48	53	10.4%	\$240	\$257	7.1%
Stapleton	Quebec to Havana; 23rd to 40th	162	170	4.9%	\$205	\$216	5.4%
East Wash Park	Downing to University; Ellsworth to Louisiana	110	113	2.7%	\$359	\$371	3.3%
West Wash Park	Broadway to Downing; Ellsworth to Louisiana	166	188	13.3%	\$280	\$290	3.6%
LoHi	Pecos to Federal; 29th to 38th	88	88	0.0%	\$247	\$279	13.0%
Total		2099	2584	23.1%	\$257	\$278	8.1%
Townhouse/Condominium Sales							
Downtown up to \$499k	DTD	185	247	33.5%	\$256	\$271	5.9%
Downtown above \$500k	DTD	66	88	33.3%	\$378	\$402	6.3%
Source: Metrolist, 1/15/2013							
* PSF is based on Net Sales Price, including all concessions							



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