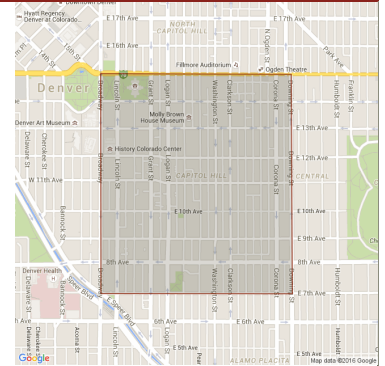




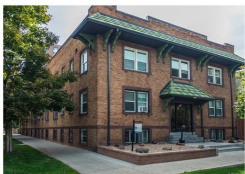
# Capitol Hill



If you're looking for a true city experience, this is the place for you. As Denver's most densely populated neighborhood, Capitol Hill attracts people who prefer walking to driving and love an urban environment without the skyscrapers. This area started with Denver's wealthy and expanded, and you can still see the extravagance built into the Victorian, Tudor, and Greek Revival mansions here. In fact, you can tour one belonging to legendary Titanic survivor, the Unsinkable Molly Brown.

The official boundaries of Capitol Hill are Colfax, Broadway, 7th Avenue, and Downing. It's amazing that this relatively contained area can hold such a diverse collection: bars, fine dining restaurants, fast food joints, music venues, convenience stores, eclectic specialty shops, and of course, the gold-domed Capitol Building (another tour worth taking)—perfect for young buyers in the market. Nearby Cheesman Park is a great urban escape, where you can go for a run, throw a Frisbee, play kickball, have a picnic, or just relax and read a book in the sun.

One of the best things about Cap Hill is that it isn't all city; it has a nice, neighborly side as well. Mature trees provide leafy shade, and century-old places of worship are peacefully located in the heart of it all. A tasteful mix of high-rise condo buildings, arts-and-crafts, and those grand old mansions make this neighborhood in the city a comfortable and exciting place to call home.



More on next page

## Current Quarter Averages

**42**

Days on Market

**\$617.8K**

Sold Price

**\$619.2K**

Listing Price

**1.8**

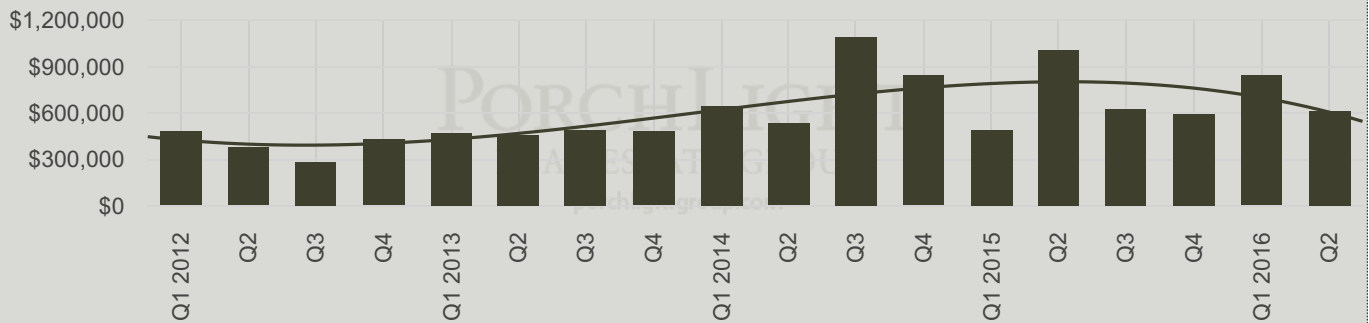
Months Supply

## Statistics

Detached

Quarterly

YEAR	HOME SALES	AVG. SOLD PRICE	AVG. LIST PRICE	SOLD APPRECIATION	AVG. SOLD PRICE PER SQ.FT.	AVG. LIST PRICE PER SQ.FT.	AVG. DAYS ON MARKET	AVG. MONTHS SUPPLY
2012	29	\$398,633	\$417,647	--	\$171	\$179	146	--
2013	33	\$481,034	\$491,456	17.13% *	\$238	\$243	96	--
2014	25	\$655,019	\$694,504	26.56% *	\$230	\$244	129	--
2015	23	\$690,193	\$706,899	5.1% *	\$268	\$275	84	--
2016	0	--	--	--	--	--	--	--
Q1	5	\$853,100	\$892,500	6.27% *	\$282	\$296	139	2.89
Q2	6	\$617,750	\$619,167	-11.74% *	\$284	\$284	42	1.76



\*Compared to the same quarter of the previous year