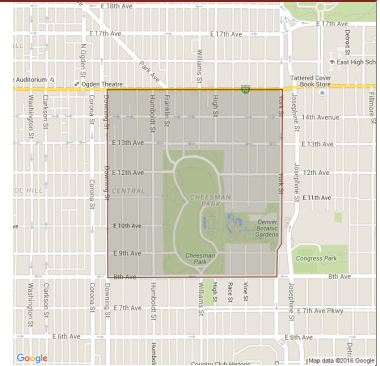


Cheesman Park



Hard to believe when looking at the beautiful green retreat it's become, but back in the 1800s Cheesman Park was a cemetery. By the end of the century, graves had been relocated, burials suspended, and plans for a park were in development. Named for water baron Walter S. Cheesman, who donated the park's pavilion in 1910, the Cheesman Park neighborhood includes the area between northbound Josephine, the renowned Colfax, 8th Avenue, and Corona. The area is surrounded by tasteful high-rises with spectacular views as well as historic single-family homes of varying architectural styles.



"Humboldt Island," a historic residential district within the Cheesman area, consists of several old Victorian mansions. There are also smaller versions of these "Grand Old Ladies" scattered throughout the area. Towering condominiums provide spectacular views of the Rocky Mountain Range as well as Downtown Denver. Lofts are also popular here, and even chic townhomes are available for urban sophisticates. Cheesman real estate is widely varied in price, style, and age.

When buying in Cheesman Park, you're buying a home surrounded by a lively, outdoor community. The 80-acre park is perfect for taking the baby or dog for a walk, jogging with friends, or simply lying in the grass and reading a magazine. A young-at-heart, involved community keeps the neighborhood artistic and alive with a thriving music and arts scene. Enjoy the nearby Botanic Gardens and their outdoor summer concerts and holiday events. A few blocks south of the park is the Cherry Creek bike path if you're looking for more biking or running options. Head north out of the park and you'll find the country's longest road, Colfax, offering everything from acupuncture to concert venues and countless bars and restaurants.

Centrally located, Cheesman truly has everything conveniently within reach, including supermarkets, coffee shops, schools, and easy access to Downtown Denver. For city lovers who also cherish a little quality outdoor time, Cheesman Park is a private, attractive, exciting neighborhood to call home.



More on next page

Current Quarter Averages

54

Days on Market

\$1.2M

Sold Price

\$1.2M

Listing Price

3.3

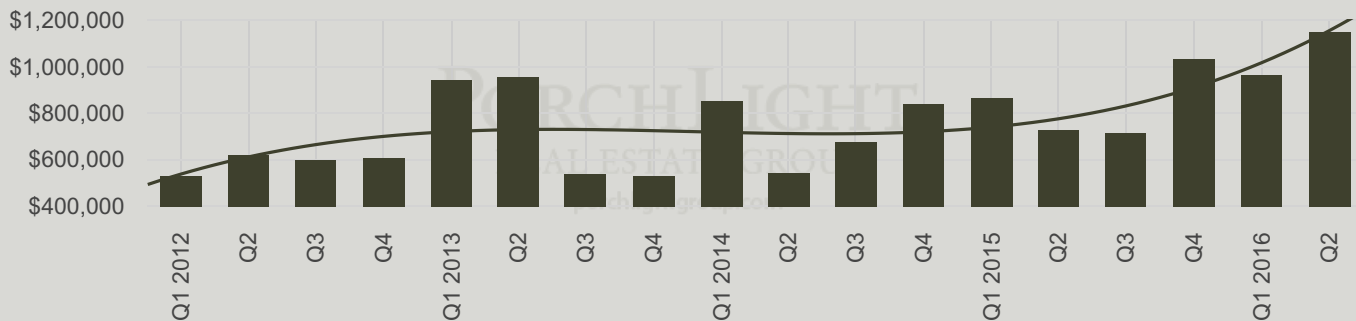
Months Supply

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	26	\$604,792	\$625,225	--	\$249	\$257	116	--
2013	38	\$732,511	\$768,430	17.44% *	\$267	\$280	154	--
2014	26	\$685,658	\$701,712	-6.83% *	\$285	\$292	96	--
2015	29	\$798,557	\$832,983	14.14% *	\$311	\$324	74	--
2016	0	--	--	--	--	--	--	--
Q1	7	\$963,857	\$971,421	3.36% *	\$384	\$387	102	2.63
Q2	8	\$1,151,250	\$1,175,500	11.8% *	\$343	\$350	54	3.29



*Compared to the same quarter of the previous year