

Cherry Creek North

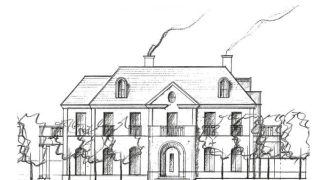
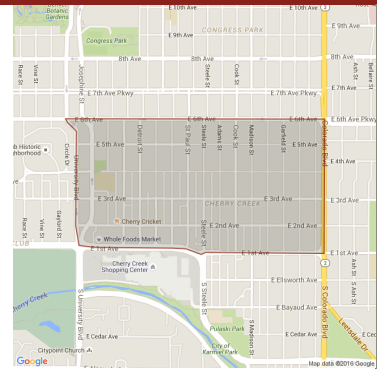


The Cherry Creek North neighborhood is Denver's own little Rodeo Drive. This is cityfied living with more than a hint of arguably justified attitude. With two Denver billionaires, Christian Anschutz and Donald Sturm, at the helm of a massive makeover, Cherry Creek North real estate makes up some of the most valuable residential and retail property in the Denver area. The shops, restaurants, salons, and hotels define the style and sophistication of this upscale district.

New infill construction in Cherry Creek North began in the early 1950s and continues today, with newer homes and townhomes sitting beside updated Denver squares and bungalows. The selection of housing here includes cluster type and mid-rise condos, single family homes, larger condos and townhomes, and ultra-luxury attached and detached houses.

Conveniently located between 6th Avenue, Colorado Boulevard, 1st Avenue, and York, this is Denver's classiest mixed-use neighborhood. You can find the perfect gift, have an afternoon facial, or sip a glass of chardonnay on a charming restaurant patio. Just across the border at 1st Avenue is the Cherry Creek Shopping Center, where you can shop till you drop. And along the northern border, 6th Avenue's roaring row of amenities has something for everyone looking at buying in Cherry Creek North.

Pedestrian friendly and brimming with things to do, residents here can take advantage of the Cherry Creek Sneak run in the spring, the Cherry Creek Arts festival during Fourth of July weekend, or the 22-mile-long Cherry Creek bike path any time of year.



More on next page

Current Quarter Averages

272

Days on Market

\$2M

Sold Price

\$2M

Listing Price

1.6

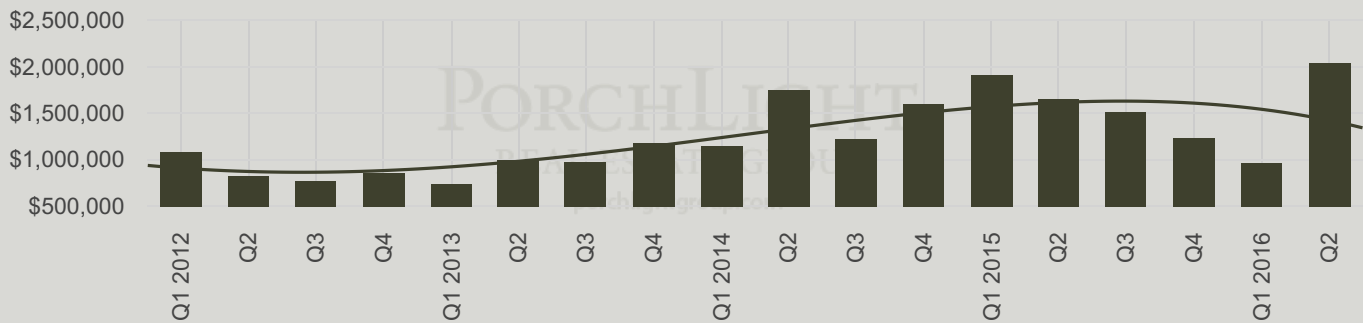
Months Supply

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	88	\$865,659	\$914,835	--	\$333	\$352	171	--
2013	66	\$983,262	\$1,028,621	11.96% *	\$367	\$384	105	--
2014	20	\$1,479,785	\$1,560,610	33.55% *	\$472	\$497	147	--
2015	27	\$1,579,491	\$1,653,635	6.31% *	\$533	\$558	116	--
2016	0	--	--	--	--	--	--	--
Q1	8	\$964,163	\$1,005,000	-17.11% *	\$480	\$500	157	3.49
Q2	4	\$2,046,250	\$1,987,500	1.57% *	\$567	\$550	272	1.6



*Compared to the same quarter of the previous year