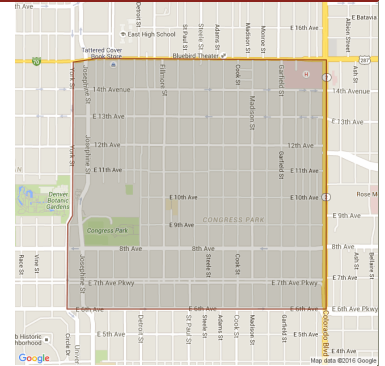




# Congress Park



Congress Park has wonderful old homes of strength and character, from big Denver Squares to Victorians to sturdy brick bungalows. Along historic 7th Avenue you'll find an array of mansions and grand homes gracing the tree-lined parkway with architectural styles ranging from Mission to Dutch Colonial and from Mediterranean to Craftsman. Move further north toward Colfax, and you'll find an eclectic mix of single-family, duplexes, and condos.

Colorado Boulevard, Colfax, York, and 6th Avenue border Congress Park, with Cherry Creek and the beautiful Botanic Gardens nearby. Many of the homes in this area were built in the early 1900s, and they retain their original glory. There are plenty of original hardwoods and crown moldings to be found inside Denver Squares, Gothic, and Dutch Colonial Revivals, and even a few delicate Queen Annes.

The park in Congress Park is an important part of the community. With a playground, public tennis courts, and a public swimming pool, it's perfect for kids, young couples, or anyone who enjoys the comforts of home and conveniences of an urban lifestyle. Live here and zip to Downtown Denver in ten minutes or walk to any number of restaurants, watering holes, eclectic shops, or the much-adored Bluebird Theater, a music venue where many rock stars got their start. For a little peace and sense of belonging, take a short stroll down 12th Avenue to find some pleasant surprises. This small stretch of locally owned business is what makes Congress Park feel like a real neighborhood.



More on next page

## Current Quarter Averages

**60**

Days on Market

**\$636K**

Sold Price

**\$632.6K**

Listing Price

**2.4**

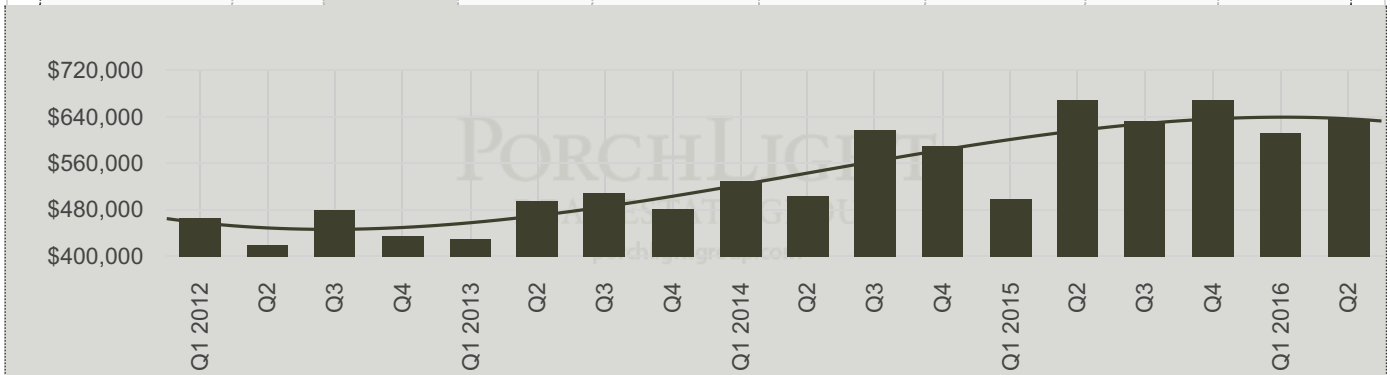
Months Supply

## 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	177	\$446,636	\$457,498	--	\$276	\$283	85	--
2013	198	\$485,293	\$489,591	7.97% *	\$307	\$309	66	--
2014	135	\$560,292	\$568,576	13.39% *	\$327	\$332	74	--
2015	149	\$642,819	\$646,655	12.84% *	\$375	\$378	55	--
2016	0	--	--	--	--	--	--	--
Q1	15	\$612,296	\$625,486	1.73% *	\$377	\$385	76	1.61
Q2	43	\$636,033	\$632,562	-1.83% *	\$403	\$401	60	2.43



\*Compared to the same quarter of the previous year