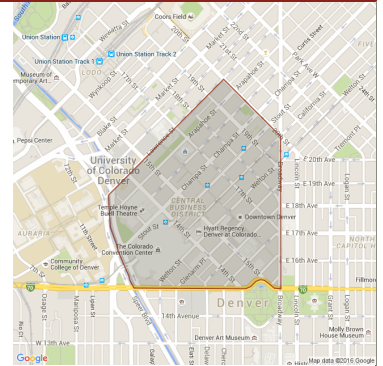




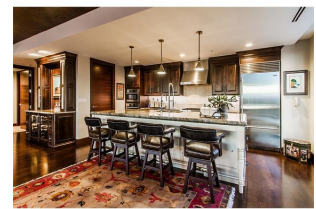
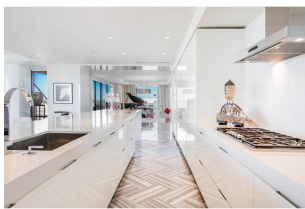
# Downtown



Also known as the Central Business District, the area between Broadway, Colfax, 20th Street, and Speer encompasses the real Downtown Denver. This is a place where shiny new skyscrapers, tourist attractions, and upscale restaurants sit alongside historic landmarks like the State Capitol, the Emily Griffith Opportunity School, and the Denver Press Club. This area is also home to the Denver Performing Arts Complex; a string of charming hotels; and the 16th Street Mall, a pedestrian strip that boasts theaters, cafes, brew pubs, lounges, retail shopping, and a free shuttle bus.

Downtown residents enjoy historically renovated lofts and condos as their primary dwelling style. Nearby amenities include athletic clubs, the Denver Public Library, Civic Center Park, and the Paramount Theater, all within mere blocks. Many residents also take advantage of the Auraria Higher Education Center, a three-school campus for continuing adult education. Buzzing with urban energy, Downtown Denver is a lively place to call home.

An expanding focus on bicycling—including protected bike lanes on some of Downtown’s busiest thoroughfares—along with plenty of public transportation in the form of the Regional Transportation District’s buses and light rail system, make Downtown easily accessible and still the ultimate destination for visitors.



More on next page

## Current Quarter Averages

**71**

Days on Market

**\$407.8K**

Sold Price

**\$416.1K**

Listing Price

**2.6**

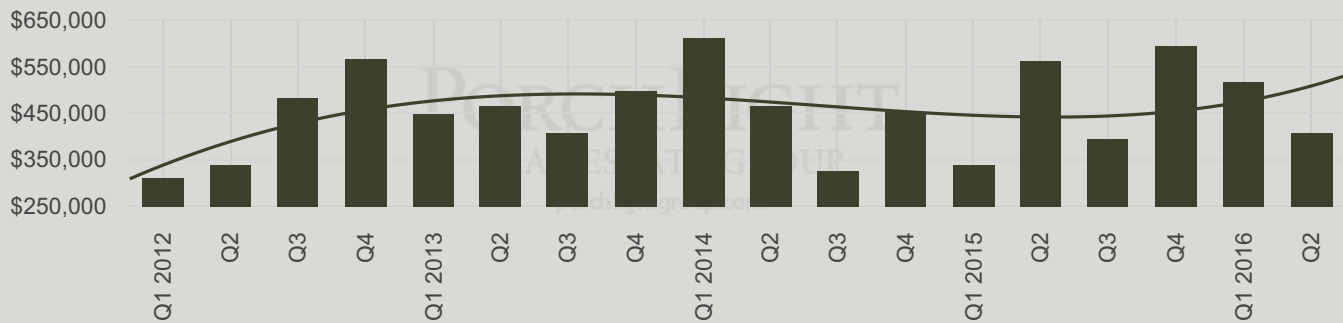
Months Supply

## Statistics

Attached

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 | 115        | \$450,669       | \$498,890       | --                | \$361                      | \$400                      | 115                 | --                 |
| 2013 | 162        | \$456,695       | \$475,998       | 1.32% *           | \$368                      | \$384                      | 115                 | --                 |
| 2014 | 170        | \$452,629       | \$469,339       | -0.9% *           | \$497                      | \$516                      | 76                  | --                 |
| 2015 | 171        | \$468,234       | \$481,240       | 3.33% *           | \$472                      | \$485                      | 68                  | --                 |
| 2016 | 0          | --              | --              | --                | --                         | --                         | --                  | --                 |
| Q1   | 28         | \$518,214       | \$530,132       | 7.88% *           | \$514                      | \$526                      | 74                  | 3.03               |
| Q2   | 58         | \$407,760       | \$416,097       | -11.55% *         | \$462                      | \$471                      | 71                  | 2.61               |



\*Compared to the same quarter of the previous year