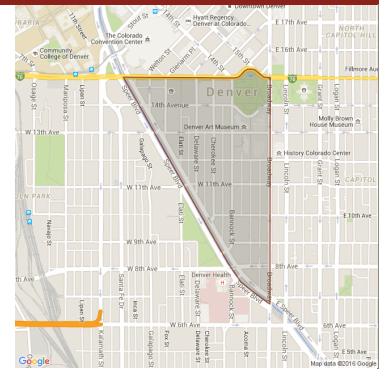


Golden Triangle

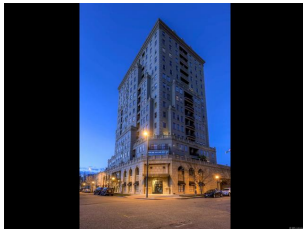


Once you set foot in the very walkable Golden Triangle, you'll never call Denver a cow town again. It's the heart of art and culture, civilized and inspiring.

For the geometrically inclined, the Golden Triangle is Colfax to the north, Speer to the west and south, and Broadway to the east. Unlike the Bermuda, you won't get lost. The striking Daniel Libeskind-built Denver Art Museum is always in sight, and if you wander around you will eventually run into the Denver Public Library and Civic Center Park. You can also tour the Mint and the History Museum or take your own tour of the plethora of edgy art galleries and trendy restaurants.

Whatever your architectural taste, the Golden Triangle has major appeal. Many modern apartments and lofts complement the futuristic Art Museum, yet they don't overshadow the well-kept Victorians and bungalows from Denver's early days.

Don't miss the People's Fair, Cinco de Mayo, and Taste of Colorado—all celebrations that take over Civic Center Park, and that help shape the community of the Golden Triangle.



More on next page

Current Quarter Averages

981

Days on Market

\$1.2M

Sold Price

\$1.4M

Listing Price

< 0.10

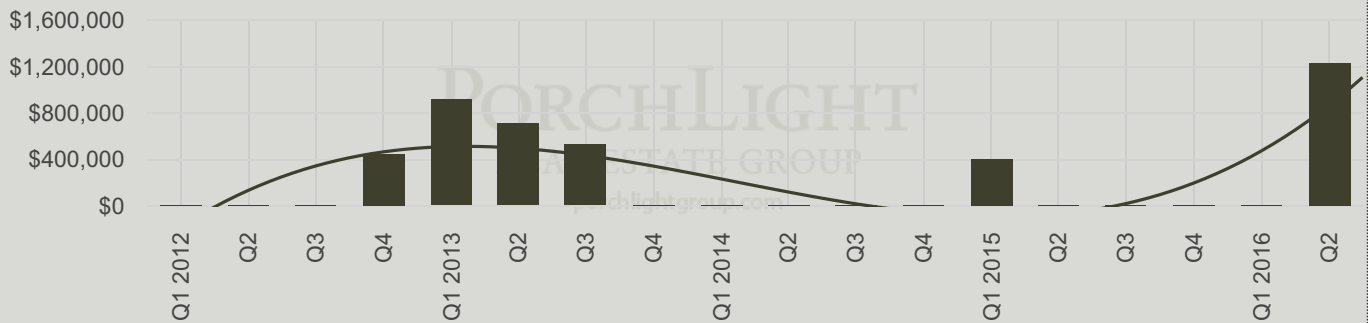
Months Supply

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	3	\$455,273	\$461,935	--	\$246	\$249	67	--
2013	8	\$723,631	\$726,475	37.08% *	\$322	\$324	149	--
2014	0	--	--	--	--	--	--	--
2015	1	\$420,000	\$425,000	--	\$188	\$190	59	--
2016	0	--	--	--	--	--	--	--
Q1	0	--	--	--	--	--	--	--
Q2	1	\$1,245,000	\$1,395,000	100% *	\$283	\$317	981	--



*Compared to the same quarter of the previous year