

# Observatory Park

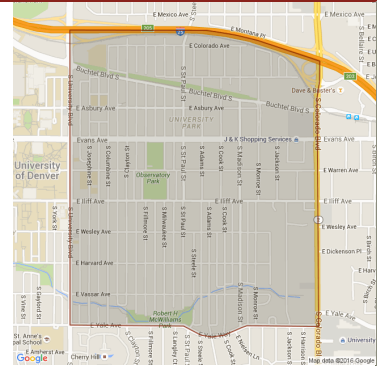


Positioned between I-25, Yale, Colorado Boulevard, and University, Observatory Park enjoys all the convenience of the University of Denver's (DU) college campus, while keeping the storybook setting of an upscale Denver neighborhood. As DU continues to enjoy success and growth, so does Observatory Park. Mansions with attached carriage houses rest on wide streets as many older homes are being replaced by newer two-story homes with all the modern amenities.

The mature-tree-lined Observatory Park, named for the Romanesque Chamberlin Observatory, is a haven for rugby games, basketball players, tennis gurus, stroller-gripping mothers, and picnickers.

Highly residential, Observatory Park has direct access to I-25 and enjoys the recent progress of movie theaters, organic markets, and sportswear outlets on the Colorado Boulevard corridor. Within walking distance along University, residents can grab a drink or a yummy meal at a choice of casual dining restaurants. Perhaps most picturesque for Observatory Park residents, are the architecturally stunning DU structures standing at attention throughout the campus.

Don't miss Magness Arena and the Coors Fitness Center just one block west of the border. Take in a Pioneers hockey game, stay fit with a pilates class, or catch your favorite concert.



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## Current Quarter Averages

**69**

Days on Market

**\$817.1K**

Sold Price

**\$815.5K**

Listing Price

**2.0**

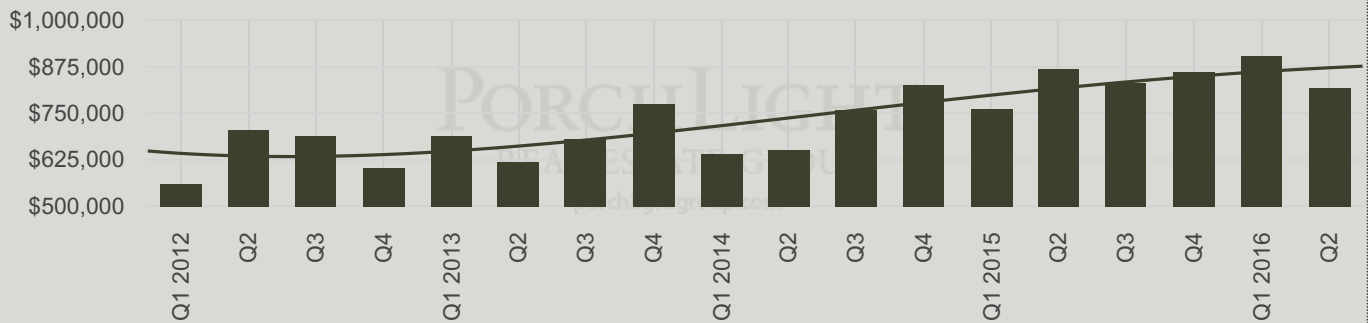
Months Supply

## 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 | 115        | \$651,384       | \$679,017       | --                | \$264                      | \$276                      | 144                 | --                 |
| 2013 | 106        | \$686,489       | \$704,336       | 5.11% *           | \$299                      | \$306                      | 112                 | --                 |
| 2014 | 108        | \$717,149       | \$738,914       | 4.28% *           | \$307                      | \$316                      | 89                  | --                 |
| 2015 | 118        | \$835,397       | \$857,720       | 14.15% *          | \$331                      | \$340                      | 87                  | --                 |
| 2016 | 0          | --              | --              | --                | --                         | --                         | --                  | --                 |
| Q1   | 23         | \$907,212       | \$944,748       | 3.28% *           | \$364                      | \$379                      | 122                 | 2.41               |
| Q2   | 30         | \$817,112       | \$815,486       | -1.63% *          | \$361                      | \$361                      | 69                  | 2.01               |



\*Compared to the same quarter of the previous year