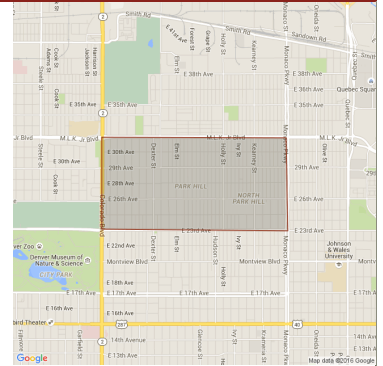


Park Hill North - Monaco



Community pride

Listed by the American Planning Association as one of the “10 Great Neighborhoods in America for 2008,” Park Hill is one of Denver’s oldest and most cherished neighborhoods. Park Hill North sits between Martin Luther King, Quebec, 23rd Avenue, and Colorado Boulevard. American Elms line wide parkways where joggers, cyclists, and mothers pushing strollers enjoy their shade. The varied housing styles in the area include quintessential Denver Squares, adorable bungalows, and post-World War II Cape Cods. Originally established in 1900 by settlers from many nations, Park Hill maintains much of its diversity with listing prices at both ends of the spectrum. As the most suburban of Denver’s urban neighborhoods—just a short drive on 17th Avenue Parkway to Downtown Denver—it’s no wonder young families flock here. Stroll down Kearny and you’ll find the nearly legendary Dardano’s School of Gymnastics. Those living here delight in a sprinkling of some of Denver’s best restaurants, gourmet foods, and specialty shops. A bike-ride away is the Denver Museum of Nature and Science, the Zoo, and City Park. If one word could capture the spirit of this neighborhood, it’s pride. Whether it’s because of the picturesque setting, the tight-knit community, or just the convenient location, you’d be hard-pressed to find a resident of Park Hill who isn’t proud of where they live. Just ask NBA basketball star Chauncey Billups, who grew up here; he has the neighborhood’s name tattooed on his arm. Homes range in price from \$300,000 to \$1,500,000.



More on next page

Current Quarter Averages

79

Days on Market

\$470.9K

Sold Price

\$472.4K

Listing Price

2.3

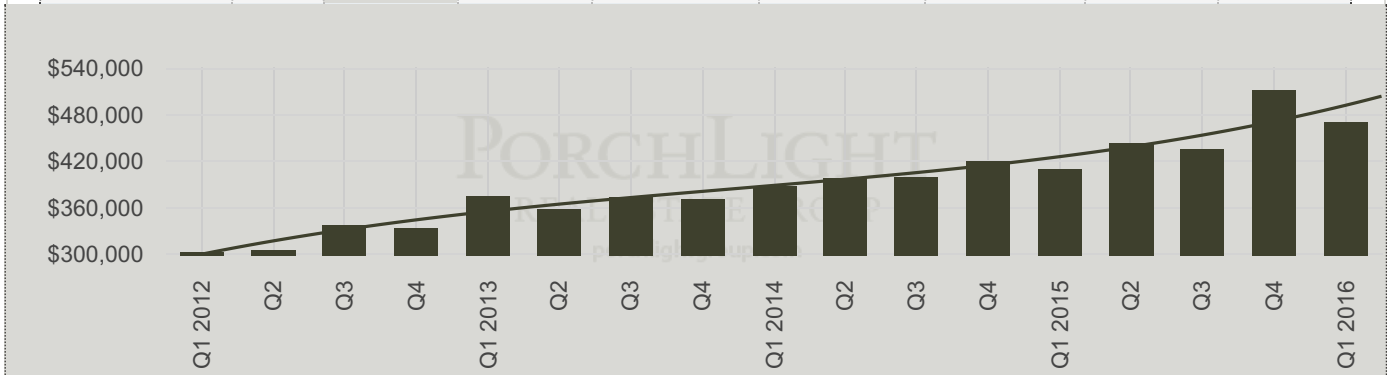
Months Supply

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	204	\$323,371	\$326,311	--	\$246	\$248	81	--
2013	235	\$369,113	\$373,061	12.39% *	\$271	\$274	65	--
2014	212	\$404,518	\$406,244	8.75% *	\$310	\$312	70	--
2015	199	\$450,550	\$450,569	10.22% *	\$339	\$339	56	--
2016	0	--	--	--	--	--	--	--
Q1	44	\$470,852	\$472,366	2.59% *	\$347	\$348	79	2.32



*Compared to the same quarter of the previous year