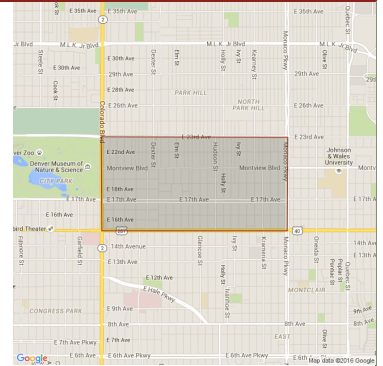




# Park Hill South - Monaco

## Shady streets and large lots

Home to the 42nd Governor of Colorado, John Hickenlooper, and his family, Park Hill is listed by the American Planning Association as one of the “10 Great Neighborhoods in America for 2008.” One of Denver’s oldest and most cherished neighborhoods, Park Hill South sits between 23rd Avenue, Quebec, Colfax, and Colorado Boulevard. American Elms line wide parkways where joggers, cyclists, and mothers pushing strollers enjoy their shade. Stately mansions, quintessential Denver Squares, adorable bungalows, and post-World War II Cape Cods rest on some of the largest lots in the city. 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. Head west on 23rd Avenue, and you’ll discover 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 prices are wide-ranging, starting at \$300,000 and going into the millions.



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## Current Quarter Averages

**73**

Days on Market

**\$736.3K**

Sold Price

**\$744.2K**

Listing Price

**1.7**

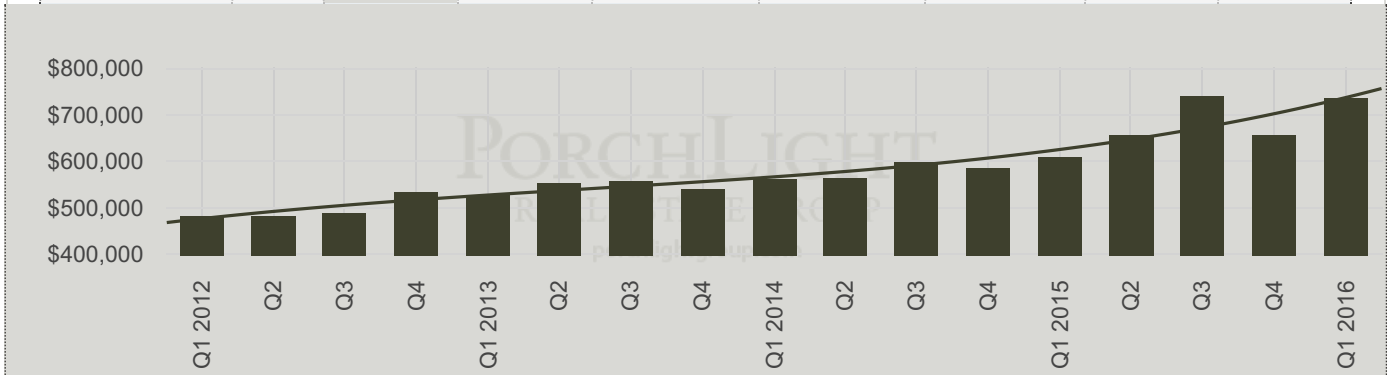
Months Supply

## 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 | 155        | \$496,133       | \$507,753       | --                | \$289                      | \$296                      | 97                  | --                 |
| 2013 | 146        | \$548,657       | \$556,331       | 9.57% *           | \$305                      | \$309                      | 69                  | --                 |
| 2014 | 132        | \$576,243       | \$578,993       | 4.79% *           | \$344                      | \$346                      | 67                  | --                 |
| 2015 | 131        | \$674,026       | \$681,865       | 14.51% *          | \$366                      | \$371                      | 62                  | --                 |
| 2016 | 0          | --              | --              | --                | --                         | --                         | --                  | --                 |
| Q1   | 21         | \$736,262       | \$744,233       | 3.14% *           | \$399                      | \$403                      | 73                  | 1.71               |



\*Compared to the same quarter of the previous year