

Platt Park

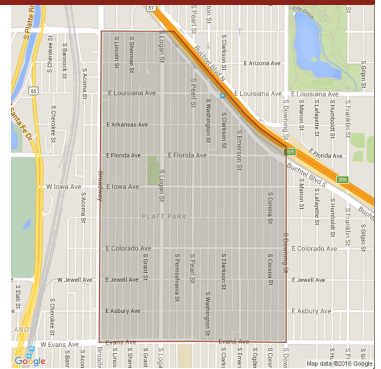


A little park in the middle of a quaint neighborhood is the core of this community. Baby-toting parents, athletic-minded joggers and cyclists, romantic couples on picnics, and dogs chasing balls for their owners are all drawn here to socialize, relax, and bask in the neighborhood they call home.

Named after early Denver leader James Platt (and not the Platte River, as it is commonly thought) Platt Park is located between well-trafficked Downing, Broadway, Evans, and I-25. Somewhat surprisingly, however, this 100-block square is one of Denver's most peaceful and appealing neighborhoods. From sturdy brick bungalows to historic Tudors, Platt Park has wonderful old homes of strength and character. An elementary school sits on Platt's northern border and the beginning of Denver's once-famous antique row creates its western border. The University of Denver campus is just a five-minute drive to the east, while Evans and Broadway both allow quick I-25 access. The Platt Park neighborhood also features the historic Decker Branch library and a senior recreation center.

Platt Park is also known for its adorable shopping area, Old South Pearl. Whether it's a morning chai at a homey coffeehouse, lunch with friends on restaurant patio, or fine dining at a local hotspot, this "main street"—complete with seasonal farmer's market and eclectic shops—is sure to please.

Single-family bungalows, story-and-a-halves, and even a few Victorians comprise the majority of the residences here. There is also a trend toward new townhomes in this area because of its renewed popularity. Access to Downtown Denver and the south suburbs via the light rail system has spurred development, with new homes now standing next to quaint 1920s bungalows.



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Current Quarter Averages

39

Days on Market

\$470.9K

Sold Price

\$466.4K

Listing Price

1.9

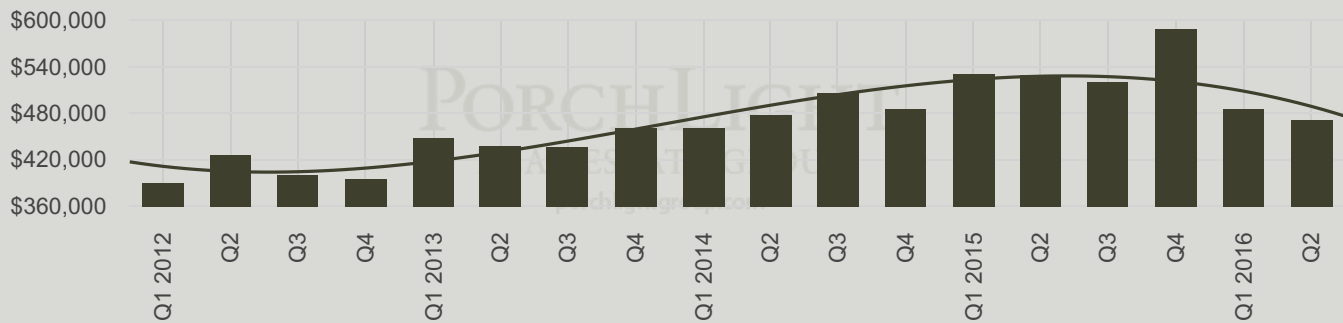
Months Supply

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	161	\$406,727	\$415,456	--	\$269	\$274	98	--
2013	163	\$444,021	\$448,210	8.4% *	\$313	\$316	68	--
2014	124	\$484,312	\$485,354	8.32% *	\$349	\$350	57	--
2015	109	\$535,530	\$534,274	9.56% *	\$381	\$380	54	--
2016	0	--	--	--	--	--	--	--
Q1	24	\$485,317	\$485,752	-1.96% *	\$390	\$391	66	2.52
Q2	35	\$470,856	\$466,393	-3.63% *	\$417	\$413	39	1.91



*Compared to the same quarter of the previous year