



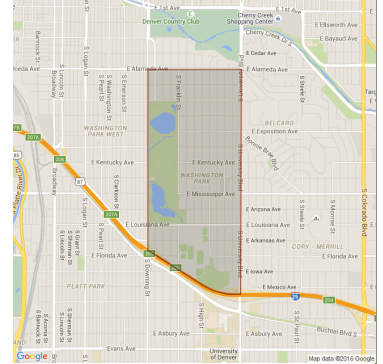
# Washington Park East

Mature trees, know-your-neighbor streets and landscaped lawns make Wash Park—as the locals call it—a highly coveted area. Surrounding and facing the park are bungalows and duplexes that have been preserved and expanded, as well as some extravagant new-builds. Wash Park East real estate displays home styles from the craftsman bungalow on the east, to Victorian on the west. The views of—and access to—Denver's most popular park make this neighborhood on the pricier side, but the village-esque feel, with ice cream and baby strollers, make it all worthwhile.

Wash Park East is located between Cherry Creek, I-25, University and Downing. With this prime location, the Wash Park East neighborhood is as charming and central as they come. Stop by on any 50-plus degree day and frolic in the 161-acre sanctuary. You'll see volleyball leagues, soccer games, tennis tournaments, one-on-one basketball, picnickers, 5k charity runs, cyclists, athletic training groups and walkers stopping to smell the colorful flower beds along Downing. When you're buying in Wash Park, you'll want to spend more time outdoors than in.

South High School's clock tower rises at the southeast corner of the area, while the Marion Parkway high rises can be seen from almost anywhere in the city. Walk, bike or rollerblade to any convenience you need; flowers, stationery, gardening tools, dinner, drinks or just a shopping fix (particularly along Old South Gaylord).

Washington Park is the epitome of Denver living. Active, healthy, historic, diverse and laid back enough to stop and smell the flowers.



More on next page

## Current Quarter Averages

**77**

Days on Market

**\$1M**

Sold Price

**\$1M**

Listing Price

**3.4**

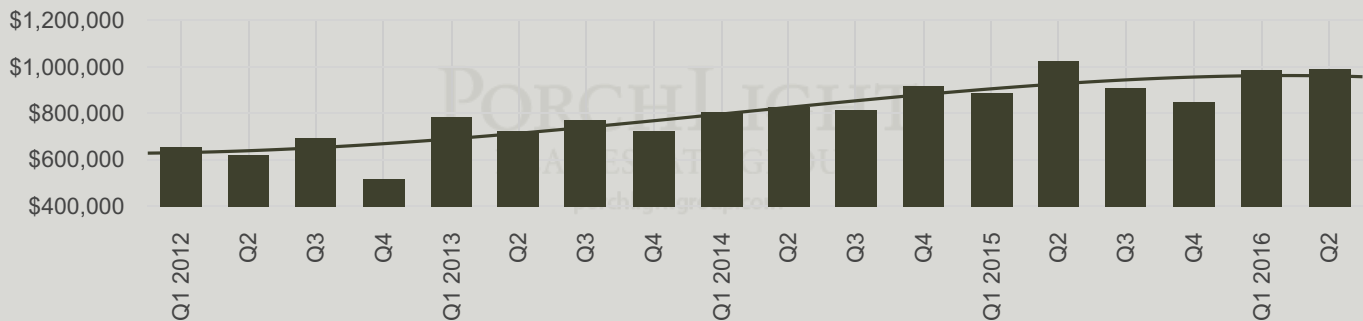
Months Supply

## 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	136	\$628,012	\$643,700	--	\$353	\$362	90	--
2013	163	\$744,496	\$756,386	15.65% *	\$399	\$406	67	--
2014	129	\$849,905	\$865,661	12.4% *	\$422	\$430	72	--
2015	121	\$922,258	\$933,514	7.85% *	\$481	\$487	66	--
2016	0	--	--	--	--	--	--	--
Q1	16	\$987,869	\$1,011,019	1.77% *	\$482	\$493	116	3
Q2	50	\$990,723	\$995,571	-0.45% *	\$461	\$464	77	3.44



\*Compared to the same quarter of the previous year