

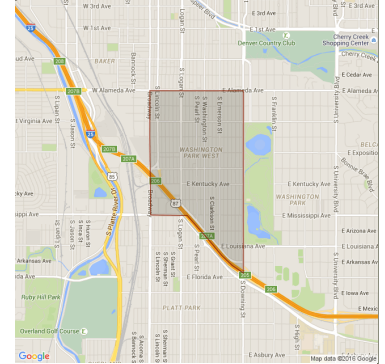


Washington Park West

This neighborhood is the epitome of Denver living. Large trees, cozy streets, landscaped lawns, and—of course—easy access to Denver’s most popular park, make this one of the hottest ‘hoods in the city. The architecturally diverse Wash Park West neighborhood boasts one of the highest percentages of historic homes in all of Denver. Bungalows, Denver Squares, Victorians, and duplexes dominate, but you’ll find some “scrape-offs” and “pop-tops” scattered among Wash Park West real estate as well.

Positioned between Alameda, I-25, Downing, and Broadway, this hip neighborhood is as central as they come. With the popular, spacious park within walking or biking distance, those who are buying in Wash Park will find no shortage of outdoor activities with friends, family or new neighbors. Watch or join in with the volleyball leagues, tennis players, and soccer and basketball teams all playing in tournaments or for friendly competition. Picnickers lounge in the sun, while 5k charity runs, cyclists, athletic training groups, and walkers stop to smell the colorful flower beds along Downing. Don’t miss Old South Pearl Street and Old South Gaylord Street, where quaint shops and hip restaurants abound. Residents here also enjoy proximity to the conveniences, restaurants and music venues of the popular South Broadway district and quick access to I-25.

Washington Park West provides for the ultimate Denver lifestyle: active, healthy, diverse, and laid back.



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Current Quarter Averages

72

Days on Market

\$614.4K

Sold Price

\$612.2K

Listing Price

2.1

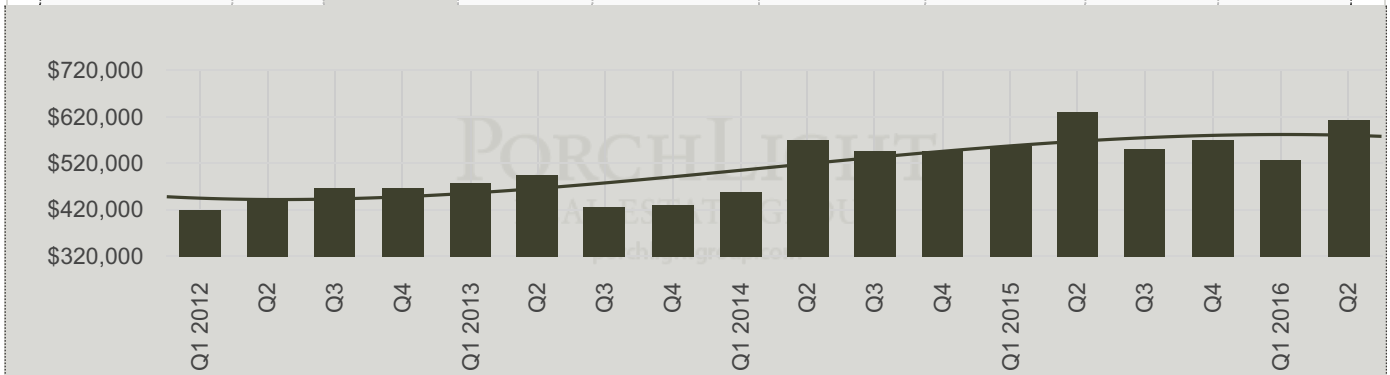
Months Supply

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 | 164 | \$451,876 | \$460,457 | -- | \$298 | \$304 | 87 | -- |
| 2013 | 190 | \$456,507 | \$458,410 | 1.01% * | \$339 | \$340 | 55 | -- |
| 2014 | 139 | \$540,112 | \$544,533 | 15.48% * | \$356 | \$359 | 75 | -- |
| 2015 | 127 | \$585,396 | \$585,200 | 7.74% * | \$381 | \$381 | 56 | -- |
| 2016 | 0 | -- | -- | -- | -- | -- | -- | -- |
| Q1 | 21 | \$527,821 | \$529,376 | -0.67% * | \$390 | \$392 | 62 | 2.67 |
| Q2 | 34 | \$614,371 | \$612,206 | -1.81% * | \$394 | \$392 | 72 | 2.07 |



*Compared to the same quarter of the previous year