

# MICROMARKET REPORT

FIRST HALF 2011 JANUARY-JUNE

COLORADOMICROREPORTS.COM

## BONNIE BRAE / BELCARO

Mississippi to Cherry Creek Drive South; University to Colorado

January through June	2010	2011	% Change
Median Price .....	\$510,031	\$550,000	7.8%
Average Price.....	\$675,994	\$769,128	13.8%
Average Price per Square Foot.....	\$321	\$304	-5.3%
Average Days on Market.....	127	129	1.6%
Highest Price.....	\$2,325,000	\$2,480,000	6.7%
Lowest Price .....	\$275,000	\$277,000	0.7%
Properties Sold.....	38	29	-23.7%
% Sold Price to Original List Price.....	89.36%	87.98%	-1.5%

## CASTLE PINES NORTH

Country Club Parkway to Coyote Ridge Park; Daniels Park to Yorkshire

January through June	2010	2011	% Change
Median Price .....	\$387,500	\$391,000	0.9%
Average Price.....	\$450,902	\$426,319	-5.5%
Average Price per Square Foot.....	\$166	\$158	-4.8%
Average Days on Market.....	100	109	9.0%
Highest Price.....	\$1,300,000	\$985,000	-24.2%
Lowest Price .....	\$200,000	\$214,025	7.0%
Properties Sold.....	68	66	-2.9%
% Sold Price to Original List Price.....	91.52%	93.42%	2.1%

## CASTLE PINES VILLAGE

US Highway 85 and Copper Blush to Northwood; Daniels Park to Gate 5,  
Country Club to I-25

January through June	2010	2011	% Change
Median Price .....	\$780,000	\$740,000	-5.1%
Average Price.....	\$1,087,199	\$871,713	-19.8%
Average Price per Square Foot.....	\$295	\$235	-20.3%
Average Days on Market.....	255	370	45.1%
Highest Price.....	\$3,630,000	\$2,215,000	-39.0%
Lowest Price .....	\$480,000	\$316,000	-34.2%
Properties Sold.....	44	35	-20.5%
% Sold Price to Original List Price.....	79.02%	79.51%	0.6%

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## CHERRY CREEK (CONDO)

Alameda to Sixth; Josephine to Colorado

January through June	2010	2011	% Change
Median Price .....	\$357,500	\$399,500	11.7%
Average Price.....	\$441,478	\$502,391	13.8%
Average Price per Square Foot.....	\$246	\$254	3.3%
Average Days on Market.....	199	195	-2.0%
Highest Price.....	\$1,750,000	\$1,225,000	-30.0%
Lowest Price .....	\$104,900	\$180,000	71.6%
Properties Sold.....	75	54	-28.0%
% Sold Price to Original List Price.....	82.01%	87.87%	7.1%

## CHERRY CREEK

Alameda to Sixth; Josephine to Colorado

January through June	2010	2011	% Change
Median Price .....	\$540,000	\$792,500	46.8%
Average Price.....	\$834,735	\$860,889	3.1%
Average Price per Square Foot.....	\$276	\$305	10.5%
Average Days on Market.....	148	177	19.6%
Highest Price.....	\$2,675,000	\$1,955,000	-26.9%
Lowest Price .....	\$235,000	\$235,000	0.0%
Properties Sold.....	26	32	23.1%
% Sold Price to Original List Price.....	84.20%	85.14%	1.1%

## CHERRY HILLS VILLAGE

Clarkson to Monaco; Belleview to Hampden

January through June	2010	2011	% Change
Median Price .....	\$1,200,000	\$1,100,000	-8.3%
Average Price.....	\$1,608,238	\$1,321,179	-17.8%
Average Price per Square Foot.....	\$330	\$289	-12.4%
Average Days on Market.....	223	169	-24.2%
Highest Price.....	\$4,950,000	\$4,800,000	-3.0%
Lowest Price .....	\$520,000	\$504,000	-3.1%
Properties Sold.....	37	49	32.4%
% Sold Price to Original List Price.....	72.27%	85.15%	17.8%

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## CITY PARK

Downing to York; 18th to Martin Luther King

January through June	2010	2011	% Change
Median Price .....	\$240,000	\$274,500	14.4%
Average Price.....	\$246,372	\$273,879	11.2%
Average Price per Square Foot.....	\$190	\$174	-8.4%
Average Days on Market.....	64	70	9.4%
Highest Price.....	\$475,000	\$571,000	20.2%
Lowest Price .....	\$111,000	\$60,000	-45.9%
Properties Sold.....	74	51	-31.1%
% Sold Price to Original List Price.....	100.09%	94.14%	-5.9%

## CITY PARK SOUTH

York to Colorado; Colfax to 17th

January through June	2010	2011	% Change
Median Price .....	\$320,000	\$340,000	6.3%
Average Price.....	\$341,357	\$353,350	3.5%
Average Price per Square Foot.....	\$239	\$244	2.1%
Average Days on Market.....	39	112	187.2%
Highest Price.....	\$695,000	\$411,750	-40.8%
Lowest Price .....	\$167,750	\$299,000	78.2%
Properties Sold.....	13	5	-61.5%
% Sold Price to Original List Price.....	95.71%	95.91%	0.2%

## CONGRESS PARK

York to Colorado; Sixth to Colfax

January through June	2010	2011	% Change
Median Price .....	\$379,900	\$388,000	2.1%
Average Price.....	\$414,219	\$415,550	0.3%
Average Price per Square Foot.....	\$258	\$265	2.7%
Average Days on Market.....	57	109	91.2%
Highest Price.....	\$1,825,000	\$1,085,000	-40.5%
Lowest Price .....	\$201,000	\$175,000	-12.9%
Properties Sold.....	50	52	4.0%
% Sold Price to Original List Price.....	94.42%	95.14%	0.8%

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## COUNTRY CLUB

First to Fourth; Downing to University. Fourth to Sixth; Race to University

January through June	2010	2011	% Change
Median Price .....	\$3,250,000	\$1,775,000	-45.4%
Average Price.....	\$2,536,400	\$1,619,818	-36.1%
Average Price per Square Foot.....	\$491	\$420	-14.5%
Average Days on Market.....	125	167	33.6%
Highest Price.....	\$3,950,000	\$2,500,000	-36.7%
Lowest Price .....	\$312,000	\$550,000	76.3%
Properties Sold.....	5	11	120.0%
% Sold Price to Original List Price.....	84.37%	85.27%	1.1%

## CRESTMoor

Holly to Monaco; First to Sixth

January through June	2010	2011	% Change
Median Price .....	\$675,000	\$910,000	34.8%
Average Price.....	\$729,474	\$971,600	33.2%
Average Price per Square Foot.....	\$276	\$271	-1.8%
Average Days on Market.....	75	70	-6.7%
Highest Price.....	\$1,330,000	\$1,750,000	31.6%
Lowest Price .....	\$449,900	\$291,100	-35.3%
Properties Sold.....	11	10	-9.1%
% Sold Price to Original List Price.....	87.91%	92.74%	5.5%

## DOWNTOWN (CONDO)

Downtown Denver MLS Area

January through June	2010	2011	% Change
Median Price .....	\$307,000	\$322,500	5.0%
Average Price.....	\$401,894	\$399,246	-0.7%
Average Price per Square Foot.....	\$286	\$279	-2.4%
Average Days on Market.....	168	185	10.1%
Highest Price.....	\$1,800,000	\$1,900,000	5.6%
Lowest Price .....	\$104,000	\$65,000	-37.5%
Properties Sold.....	134	130	-3.0%
% Sold Price to Original List Price.....	85.80%	88.03%	2.6%

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## GREENWOOD VILLAGE EAST

Caley to Belleview; I-25 to Dayton and Havana. Belleview to I-225;  
Yosemite to Dayton

January through June	2010	2011	% Change
Median Price .....	\$480,000	\$499,900	4.1%
Average Price.....	\$522,215	\$536,935	2.8%
Average Price per Square Foot.....	\$181	\$218	20.4%
Average Days on Market.....	121	110	-9.1%
Highest Price.....	\$1,190,000	\$1,150,000	-3.4%
Lowest Price .....	\$127,700	\$102,500	-19.7%
Properties Sold.....	22	24	9.1%
% Sold Price to Original List Price.....	90.65%	92.35%	1.9%

## GREENWOOD VILLAGE WEST

Orchard to Belleview; Clarkson to I-25

January through June	2010	2011	% Change
Median Price .....	\$976,250	\$1,032,500	5.8%
Average Price.....	\$1,078,477	\$1,163,435	7.9%
Average Price per Square Foot.....	\$277	\$288	4.0%
Average Days on Market.....	251	184	-26.7%
Highest Price.....	\$1,970,000	\$2,347,000	19.1%
Lowest Price .....	\$425,000	\$600,000	41.2%
Properties Sold.....	38	34	-10.5%
% Sold Price to Original List Price.....	75.30%	82.02%	8.9%

## HALE MAYFAIR

Colorado to Holly; Sixth to Colfax

January through June	2010	2011	% Change
Median Price .....	\$326,000	\$317,000	-2.8%
Average Price.....	\$336,054	\$313,822	-6.6%
Average Price per Square Foot.....	\$270	\$241	-10.7%
Average Days on Market.....	78	115	47.4%
Highest Price.....	\$640,220	\$631,800	-1.3%
Lowest Price .....	\$109,000	\$118,000	8.3%
Properties Sold.....	41	46	12.2%
% Sold Price to Original List Price.....	92.19%	87.42%	-5.2%

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## HIGHLANDS

Sheridan to Tejon; 26th to I-70

January through June	2010	2011	% Change
Median Price .....	\$379,000	\$302,479	-20.2%
Average Price.....	\$408,071	\$306,646	-24.9%
Average Price per Square Foot.....	\$285	\$237	-16.8%
Average Days on Market.....	70	139	98.6%
Highest Price.....	\$757,902	\$725,000	-4.3%
Lowest Price .....	\$301,000	\$39,000	-87.0%
Properties Sold.....	143	291	103.5%
% Sold Price to Original List Price.....	96.53%	94.61%	-2.0%

## HIGHLANDS RANCH

Daniels Park to County Line; Santa Fe to Quebec

January through June	2010	2011	% Change
Median Price .....	\$327,596	\$323,943	-1.1%
Average Price.....	\$341,386	\$330,412	-3.2%
Average Price per Square Foot.....	\$157	\$150	-4.2%
Average Days on Market.....	79	85	8.1%
Highest Price.....	\$1,638,000	\$1,062,000	-35.2%
Lowest Price .....	\$158,000	\$56,900	-64.0%
Properties Sold.....	664	707	6.5%
% Sold Price to Original List Price.....	94.80%	94.57%	-0.2%

## HILLTOP

Alameda to Sixth; Colorado to Holly

January through June	2010	2011	% Change
Median Price .....	\$750,000	\$758,465	1.1%
Average Price.....	\$852,168	\$806,508	-5.4%
Average Price per Square Foot.....	\$293	\$272	-7.2%
Average Days on Market.....	172	189	9.9%
Highest Price.....	\$2,000,000	\$1,642,500	-17.9%
Lowest Price .....	\$287,500	\$272,000	-5.4%
Properties Sold.....	37	40	8.1%
% Sold Price to Original List Price.....	85.32%	88.54%	3.8%

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## LONE TREE

Properties with Lone Tree City Address

January through June	2010	2011	% Change
Median Price .....	\$412,500	\$410,000	-0.6%
Average Price.....	\$531,162	\$523,059	-1.5%
Average Price per Square Foot.....	\$167	\$173	3.6%
Average Days on Market.....	85	98	15.3%
Highest Price.....	\$2,350,000	\$1,570,000	-33.2%
Lowest Price .....	\$153,000	\$292,000	90.8%
Properties Sold.....	28	34	21.4%
% Sold Price to Original List Price.....	91.39%	93.79%	2.6%

## LOWRY

Quebec to Unita; Alameda to 11th

January through June	2010	2011	% Change
Median Price .....	\$491,500	\$510,000	3.8%
Average Price.....	\$546,298	\$579,998	6.2%
Average Price per Square Foot.....	\$215	\$224	4.2%
Average Days on Market.....	135	104	-23.0%
Highest Price.....	\$1,495,000	\$1,300,000	-13.0%
Lowest Price .....	\$253,000	\$142,000	-43.9%
Properties Sold.....	36	27	-25.0%
% Sold Price to Original List Price.....	93.75%	94.07%	0.3%

## MONTCLAIR

Holly to Quebec; Sixth to Colfax

January through June	2010	2011	% Change
Median Price .....	\$290,000	\$295,000	1.7%
Average Price.....	\$308,560	\$318,447	3.2%
Average Price per Square Foot.....	\$235	\$230	-2.1%
Average Days on Market.....	95	125	31.6%
Highest Price.....	\$743,000	\$670,000	-9.8%
Lowest Price .....	\$94,900	\$115,000	21.2%
Properties Sold.....	58	64	10.3%
% Sold Price to Original List Price.....	93.23%	88.90%	-4.6%

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## OBSERVATORY PARK

University to Colorado; Evans to Yale

January through June	2010	2011	% Change
Median Price .....	\$774,900	\$597,000	-23.0%
Average Price.....	\$664,268	\$607,697	-8.5%
Average Price per Square Foot.....	\$258	\$239	-7.4%
Average Days on Market.....	186	139	-25.3%
Highest Price.....	\$1,190,000	\$1,350,000	13.4%
Lowest Price .....	\$191,000	\$234,000	22.5%
Properties Sold.....	32	36	12.5%
% Sold Price to Original List Price.....	85.50%	87.63%	2.5%

## PLATT PARK

Broadway to Downing; Louisiana to Evans

January through June	2010	2011	% Change
Median Price .....	\$345,000	\$362,000	4.9%
Average Price.....	\$382,703	\$397,065	3.8%
Average Price per Square Foot.....	\$283	\$273	-3.5%
Average Days on Market.....	73	78	6.8%
Highest Price.....	\$810,000	\$805,000	-0.6%
Lowest Price .....	\$135,000	\$138,000	2.2%
Properties Sold.....	63	55	-12.7%
% Sold Price to Original List Price.....	91.87%	94.59%	3.0%

## PARK HILL

Colfax to 26th; Colorado to Quebec

January through June	2010	2011	% Change
Median Price .....	\$371,000	\$369,900	-0.3%
Average Price.....	\$413,622	\$418,617	1.2%
Average Price per Square Foot.....	\$261	\$267	2.3%
Average Days on Market.....	73	89	21.9%
Highest Price.....	\$1,400,000	\$1,375,000	-1.8%
Lowest Price .....	\$110,000	\$110,000	0.0%
Properties Sold.....	128	113	-11.7%
% Sold Price to Original List Price.....	92.62%	93.34%	0.8%

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## SOUTHERN HILLS

University to Colorado; Yale to Hampden

January through June	2010	2011	% Change
Median Price .....	\$425,000	\$509,000	19.8%
Average Price.....	\$409,601	\$507,508	23.9%
Average Price per Square Foot.....	\$243	\$227	-6.6%
Average Days on Market.....	72	86	19.4%
Highest Price.....	\$925,000	\$825,000	-10.8%
Lowest Price .....	\$151,100	\$140,000	-7.3%
Properties Sold.....	20	28	40.0%
% Sold Price to Original List Price.....	92.79%	94.83%	2.2%

## STAPLETON

Quebec to Havana; 23rd to 40th

January through June	2010	2011	% Change
Median Price .....	\$402,697	\$430,000	6.8%
Average Price.....	\$417,312	\$451,146	8.1%
Average Price per Square Foot.....	\$198	\$198	0.0%
Average Days on Market.....	124	118	-4.8%
Highest Price.....	\$951,000	\$990,000	4.1%
Lowest Price .....	\$90,000	\$87,500	-2.8%
Properties Sold.....	104	106	1.9%
% Sold Price to Original List Price.....	95.89%	94.93%	-1.0%

## WASHINGTON PARK EAST

Louisiana to Ellsworth; Downing to University

January through June	2010	2011	% Change
Median Price .....	\$488,250	\$535,600	9.7%
Average Price.....	\$613,209	\$620,937	1.3%
Average Price per Square Foot.....	\$361	\$376	4.2%
Average Days on Market.....	97	106	9.3%
Highest Price.....	\$2,123,293	\$1,760,000	-17.1%
Lowest Price .....	\$268,000	\$260,000	-3.0%
Properties Sold.....	74	67	-9.5%
% Sold Price to Original List Price.....	91.50%	93.68%	2.4%

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## WASHINGTON PARK WEST

Louisiana to Ellsworth; Broadway to Downing

January through June	2010	2011	% Change
Median Price .....	\$367,000	\$369,000	0.5%
Average Price.....	\$387,177	\$385,673	-0.4%
Average Price per Square Foot.....	\$284	\$273	-3.9%
Average Days on Market.....	84	94	11.9%
Highest Price.....	\$1,007,500	\$744,000	-26.2%
Lowest Price .....	\$169,000	\$135,000	-20.1%
Properties Sold.....	95	92	-3.2%
% Sold Price to Original List Price.....	93.23%	93.34%	0.1%

## GLOSSARY OF TERMS

### Median Price:

A value that separates the upper half of prices from the lower half of prices. It can be interpreted like an average, however the extreme prices (high and low) don't hold undue influence.

### Average Price

Determined by totaling the sales prices of all houses sold in an area and dividing that number by the number of homes.

### Average Price per Square Foot:

The price of each property divided by their respective square footage then averaged across all properties sold in the area for a given time period.

### Average Days on Market:

The number of days a listing is active before it is entered into "pending" status. Pending status is when an offer has been accepted by the seller but the transaction is not yet closed. Average days on market is derived by adding all the days on market of each listing and dividing by the number of listings.

### Properties Sold:

The number of property transactions that closed and transferred ownership.

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