



# DENVER METRO

## MICROMARKETREPORT

MAY 2011 YEAR TO DATE

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## BONNIE BRAE / BELCARO

Mississippi to Cherry Creek Drive South; University to Colorado

January through May	2010	2011	% Change
Median Price .....	\$500,000	\$535,000	7.0%
Average Price.....	\$620,733	\$727,209	17.2%
Average Price per Square Foot.....	\$321	\$277	-13.7%
Average Days on Market.....	150	137	-8.7%
Highest Price.....	\$1,484,000	\$2,100,000	41.5%
Lowest Price .....	\$275,000	\$277,000	0.7%
Properties Sold.....	29	17	-41.4%

## CASTLE PINES NORTH

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

January through May	2010	2011	% Change
Median Price .....	\$385,000	\$390,000	1.3%
Average Price.....	\$451,868	\$433,449	-4.1%
Average Price per Square Foot.....	\$172	\$154	-10.5%
Average Days on Market.....	98	110	12.2%
Highest Price.....	\$1,300,000	\$985,000	-24.2%
Lowest Price .....	\$200,000	\$214,025	7.0%
Properties Sold.....	46	49	6.5%

## CASTLE PINES VILLAGE

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

January through May	2010	2011	% Change
Median Price .....	\$750,900	\$715,000	-4.8%
Average Price.....	\$932,764	\$817,306	-12.4%
Average Price per Square Foot.....	\$266	\$211	-20.7%
Average Days on Market.....	243	334	37.4%
Highest Price.....	\$2,825,000	\$1,750,000	-38.1%
Lowest Price .....	\$480,000	\$316,000	-34.2%
Properties Sold.....	29	26	-10.3%

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## CHERRY CREEK (CONDO)

Alameda to Sixth; Josephine to Colorado

January through May	2010	2011	% Change
Median Price .....	\$372,000	\$478,500	28.6%
Average Price.....	\$462,495	\$520,933	12.6%
Average Price per Square Foot.....	\$239	\$254	6.3%
Average Days on Market.....	202	211	4.5%
Highest Price.....	\$1,750,000	\$1,225,000	-30.0%
Lowest Price .....	\$104,900	\$180,000	71.6%
Properties Sold.....	59	40	-32.2%

## CHERRY CREEK

Alameda to Sixth; Josephine to Colorado

January through May	2010	2011	% Change
Median Price .....	\$511,000	\$867,800	69.8%
Average Price.....	\$738,107	\$1,009,095	36.7%
Average Price per Square Foot.....	\$266	\$316	18.8%
Average Days on Market.....	150	179	19.3%
Highest Price.....	\$2,500,000	\$1,955,000	-21.8%
Lowest Price .....	\$235,000	\$436,000	85.5%
Properties Sold.....	15	19	26.7%

## CHERRY HILLS VILLAGE

Clarkson to Monaco; Belleview to Hampden

January through May	2010	2011	% Change
Median Price .....	\$1,200,000	\$1,094,500	-8.8%
Average Price.....	\$1,639,205	\$1,244,757	-24.1%
Average Price per Square Foot.....	\$318	\$268	-15.7%
Average Days on Market.....	229	196	-14.4%
Highest Price.....	\$4,950,000	\$4,800,000	-3.0%
Lowest Price .....	\$390,000	\$395,000	1.3%
Properties Sold.....	23	40	73.9%

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## CITY PARK

Downing to York; 18th to Martin Luther King

January through May	2010	2011	% Change
Median Price .....	\$242,500	\$265,000	9.3%
Average Price.....	\$248,236	\$275,143	10.8%
Average Price per Square Foot.....	\$189	\$170	-10.1%
Average Days on Market.....	64	81	26.6%
Highest Price .....	\$475,000	\$571,000	20.2%
Lowest Price .....	\$112,595	\$60,000	-46.7%
Properties Sold.....	68	41	-39.7%

## CITY PARK SOUTH

York to Colorado; Colfax to 17th

January through May	2010	2011	% Change
Median Price .....	\$287,000	\$311,000	8.4%
Average Price.....	\$314,194	\$340,583	8.4%
Average Price per Square Foot.....	\$237	\$211	-11.0%
Average Days on Market.....	45	86	91.1%
Highest Price .....	\$695,000	\$411,750	-40.8%
Lowest Price .....	\$167,750	\$299,000	78.2%
Properties Sold.....	9	3	-66.7%

## CONGRESS PARK

York to Colorado; Sixth to Colfax

January through May	2010	2011	% Change
Median Price .....	\$364,000	\$350,000	-3.8%
Average Price.....	\$413,451	\$405,323	-2.0%
Average Price per Square Foot.....	\$250	\$250	0.0%
Average Days on Market.....	61	119	95.1%
Highest Price .....	\$1,825,000	\$1,085,000	-40.5%
Lowest Price .....	\$201,000	\$175,000	-12.9%
Properties Sold.....	41	39	-4.9%

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## COUNTRY CLUB

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

January through May	2010	2011	% Change
Median Price .....	\$3,375,000	\$1,671,500	-50.5%
Average Price.....	\$3,375,000	\$1,604,300	-52.5%
Average Price per Square Foot.....	\$619	\$426	-31.2%
Average Days on Market.....	114	177	55.3%
Highest Price.....	\$3,500,000	\$2,500,000	-28.6%
Lowest Price .....	\$3,250,000	\$550,000	-83.1%
Properties Sold.....	2	10	400.0%

## CRESTMoor

Holly to Monaco; First to Sixth

January through May	2010	2011	% Change
Median Price .....	\$685,000	\$1,280,000	86.9%
Average Price.....	\$766,790	\$1,005,183	31.1%
Average Price per Square Foot.....	\$266	\$271	1.9%
Average Days on Market.....	93	77	-17.2%
Highest Price.....	\$1,330,000	\$1,750,000	31.6%
Lowest Price .....	\$585,000	\$291,100	-50.2%
Properties Sold.....	8	6	-25.0%

## DOWNTOWN (CONDO)

Downtown Denver MLS Area

January through May	2010	2011	% Change
Median Price .....	\$320,000	\$323,000	0.9%
Average Price.....	\$411,279	\$402,568	-2.1%
Average Price per Square Foot.....	\$288	\$278	-3.5%
Average Days on Market.....	171	194	13.5%
Highest Price.....	\$1,800,000	\$1,900,000	5.6%
Lowest Price .....	\$104,000	\$65,000	-37.5%
Properties Sold.....	111	109	-1.8%

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## GREENWOOD VILLAGE EAST

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

January through May	2010	2011	% Change
Median Price .....	\$515,000	\$497,500	-3.4%
Average Price.....	\$563,202	\$525,369	-6.7%
Average Price per Square Foot.....	\$190	\$198	4.2%
Average Days on Market.....	107	98	-8.4%
Highest Price.....	\$1,190,000	\$1,150,000	-3.4%
Lowest Price .....	\$223,000	\$102,500	-54.0%
Properties Sold.....	36	31	-13.9%

## GREENWOOD VILLAGE WEST

Orchard to Belleview; Clarkson to I-25

January through May	2010	2011	% Change
Median Price .....	\$975,000	\$1,100,000	12.8%
Average Price.....	\$1,087,752	\$1,211,417	11.4%
Average Price per Square Foot.....	\$267	\$296	10.9%
Average Days on Market.....	297	185	-37.7%
Highest Price.....	\$1,918,000	\$2,347,000	22.4%
Lowest Price .....	\$425,000	\$600,000	41.2%
Properties Sold.....	27	24	-11.1%

## HALE MAYFAIR

Colorado to Holly; Sixth to Colfax

January through May	2010	2011	% Change
Median Price .....	\$318,000	\$317,000	-0.3%
Average Price.....	\$325,157	\$323,259	-0.6%
Average Price per Square Foot.....	\$265	\$241	-9.1%
Average Days on Market.....	82	118	43.9%
Highest Price.....	\$640,220	\$631,800	-1.3%
Lowest Price .....	\$109,000	\$144,001	32.1%
Properties Sold.....	34	36	5.9%

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## HIGHLANDS

Sheridan to Tejon; 26th to I-70

January through May	2010	2011	% Change
Median Price .....	\$296,122	\$302,479	2.1%
Average Price.....	\$303,557	\$306,646	1.0%
Average Price per Square Foot.....	\$255	\$237	-7.1%
Average Days on Market.....	104	139	33.7%
Highest Price .....	\$757,902	\$725,000	-4.3%
Lowest Price .....	\$69,000	\$39,000	-43.5%
Properties Sold.....	278	291	4.7%

## HIGHLANDS RANCH

Daniels Park to County Line; Santa Fe to Quebec

January through May	2010	2011	% Change
Median Price .....	\$317,095	\$304,922	-3.8%
Average Price.....	\$325,395	\$305,706	-6.1%
Average Price per Square Foot.....	\$157	\$148	-5.7%
Average Days on Market.....	165	92	-44.2%
Highest Price .....	\$1,060,000	\$1,062,000	0.2%
Lowest Price .....	\$153,000	\$56,900	-62.8%
Properties Sold.....	580	480	-17.2%

## HILLTOP

Alameda to Sixth; Colorado to Holly

January through May	2010	2011	% Change
Median Price .....	\$725,000	\$742,215	2.4%
Average Price.....	\$880,509	\$806,870	-8.4%
Average Price per Square Foot.....	\$298	\$270	-9.4%
Average Days on Market.....	202	197	-2.5%
Highest Price .....	\$2,000,000	\$1,642,500	-17.9%
Lowest Price .....	\$287,500	\$272,000	-5.4%
Properties Sold.....	26	36	38.5%

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## LONE TREE

Properties with Lone Tree City Address

January through May	2010	2011	% Change
Median Price .....	\$473,750	\$518,625	9.5%
Average Price.....	\$572,619	\$574,996	0.4%
Average Price per Square Foot.....	\$190	\$186	-2.1%
Average Days on Market.....	132	140	6.1%
Highest Price.....	\$2,350,000	\$1,570,000	-33.2%
Lowest Price .....	\$153,000	\$239,900	56.8%
Properties Sold.....	54	56	3.7%

## LOWRY

Quebec to Unita; Alameda to 11th

January through May	2010	2011	% Change
Median Price .....	\$478,500	\$510,000	6.6%
Average Price.....	\$528,244	\$579,699	9.7%
Average Price per Square Foot.....	\$212	\$223	5.2%
Average Days on Market.....	132	116	-12.1%
Highest Price.....	\$1,217,500	\$1,300,000	6.8%
Lowest Price .....	\$253,000	\$142,000	-43.9%
Properties Sold.....	28	23	-17.9%

## MONTCLAIR

Holly to Quebec; Sixth to Colfax

January through May	2010	2011	% Change
Median Price .....	\$290,000	\$284,000	-2.1%
Average Price.....	\$297,286	\$306,761	3.2%
Average Price per Square Foot.....	\$234	\$233	-0.4%
Average Days on Market.....	89	121	36.0%
Highest Price.....	\$652,500	\$670,000	2.7%
Lowest Price .....	\$100,000	\$115,000	15.0%
Properties Sold.....	46	56	21.7%

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## OBSERVATORY PARK

University to Colorado; Evans to Yale

January through May	2010	2011	% Change
Median Price .....	\$774,900	\$600,000	-22.6%
Average Price.....	\$680,210	\$613,436	-9.8%
Average Price per Square Foot.....	\$254	\$236	-7.1%
Average Days on Market.....	182	147	-19.2%
Highest Price.....	\$1,190,000	\$1,350,000	13.4%
Lowest Price .....	\$191,000	\$234,000	22.5%
Properties Sold.....	23	30	30.4%

## PLATT PARK

Broadway to Downing; Louisiana to Evans

January through May	2010	2011	% Change
Median Price .....	\$361,000	\$339,000	-6.1%
Average Price.....	\$374,390	\$368,369	-1.6%
Average Price per Square Foot.....	\$285	\$271	-4.9%
Average Days on Market.....	63	72	14.3%
Highest Price.....	\$615,000	\$805,000	30.9%
Lowest Price .....	\$159,000	\$138,000	-13.2%
Properties Sold.....	50	39	-22.0%

## PARK HILL

Colfax to 26th; Colorado to Quebec

January through May	2010	2011	% Change
Median Price .....	\$367,000	\$369,000	0.5%
Average Price.....	\$421,105	\$399,038	-5.2%
Average Price per Square Foot.....	\$252	\$270	7.1%
Average Days on Market.....	75	84	12.0%
Highest Price.....	\$1,400,000	\$885,000	-36.8%
Lowest Price .....	\$110,000	\$110,000	0.0%
Properties Sold.....	98	87	-11.2%

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## SOUTHERN HILLS

University to Colorado; Yale to Hampden

January through May	2010	2011	% Change
Median Price .....	\$425,000	\$509,000	19.8%
Average Price.....	\$419,602	\$505,652	20.5%
Average Price per Square Foot.....	\$235	\$225	-4.3%
Average Days on Market.....	84	112	33.3%
Highest Price.....	\$925,000	\$825,000	-10.8%
Lowest Price .....	\$151,100	\$140,000	-7.3%
Properties Sold.....	16	20	25.0%

## STAPLETON

Quebec to Havana; 23rd to 40th

January through May	2010	2011	% Change
Median Price .....	\$396,267	\$416,567	5.1%
Average Price.....	\$390,000	\$446,647	14.5%
Average Price per Square Foot.....	\$193	\$197	2.1%
Average Days on Market.....	116	135	16.4%
Highest Price.....	\$684,305	\$885,000	29.3%
Lowest Price .....	\$90,000	\$175,070	94.5%
Properties Sold.....	83	87	4.8%

## WASHINGTON PARK EAST

Louisiana to Ellsworth; Downing to University

January through May	2010	2011	% Change
Median Price .....	\$475,000	\$532,000	12.0%
Average Price.....	\$567,155	\$616,818	8.8%
Average Price per Square Foot.....	\$356	\$373	4.8%
Average Days on Market.....	96	128	33.3%
Highest Price.....	\$1,442,000	\$1,760,000	22.1%
Lowest Price .....	\$268,000	\$260,000	-3.0%
Properties Sold.....	60	48	-20.0%

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## WASHINGTON PARK WEST

Louisiana to Ellsworth; Broadway to Downing

January through May	2010	2011	% Change
Median Price .....	\$366,150	\$370,050	1.1%
Average Price.....	\$385,914	\$382,424	-0.9%
Average Price per Square Foot.....	\$285	\$276	-3.2%
Average Days on Market.....	91	91	0.0%
Highest Price.....	\$1,007,500	\$744,000	-26.2%
Lowest Price .....	\$168,000	\$135,000	-19.6%
Properties Sold.....	76	70	-7.9%

## 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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