

ADAMS COUNTY				Finished	Finished	Year	Lot	Units	Annual	Days	SOLD	Sale	NET				
Duplex				Sq. Ft.	Total	Built	Size		Projected	on	Date	Price	SALES				
	Adresss	City	Zip	Sq.Ft.	Construction				Income	Market		Concession	PRICE				
	6297 E	64th Ave.	Comm. City	80022	1048	1048	\$200	FR	1920	26289	2	\$0	2	Dec-17	\$210,000	\$0	\$210,000
	7045	Krameria St.	Comm. City	80022	1824	1824	\$123	FR	1935	20603	2	\$19,973	120	Aug-17	\$225,000	\$0	\$225,000
	1625	Chester St.	Aurora	80010	1000	1000	\$241	FR	1949	6424	2	\$22,344	3	Apr-17	\$241,000	\$0	\$241,000
	1134	Brighton St.	Brighton	80601	1000	1000	\$253	FR	1947	7638	2	\$27,600	0	Dec-17	\$253,000	\$5,000	\$248,000
	390 W	Jessup St.	Brighton	80601	1225	1225	\$203	BR	1978	6480	2	\$22,800	0	Apr-17	\$249,000	\$0	\$249,000
	1930-1932	Del Mar Pkwy	Aurora	80010	1584	1584	\$163	FR	1955	7020	2	\$18,000	6	Jan-17	\$258,750	\$5,175	\$253,575
	6354	Julian St.	Denver	80221	2800	3576	\$91	BR, FR	1973	8625	2	\$0	0	Mar-17	\$255,000	\$0	\$255,000
	7381	Quebec St.	Comm. City	80022	1680	1680	\$164	FR	1944	13027	2	\$26,400	81	Aug-17	\$275,000	\$2,500	\$272,500
	1900	Del Mar Pkwy	Aurora	80010	1584	1584	\$185	BR, FR	1957	6426	2	\$36,000	1	Feb-17	\$293,740	\$0	\$293,740
	1980	Alton St.	Aurora	80010	1480	1480	\$200	FR	1953	6350	2	\$31,200	3	Jan-17	\$296,000	\$0	\$296,000
	7250	Alan Dr.	Denver	80221	1500	1700	\$203	FR	1956	6000	2	\$27,000	13	Sep-17	\$305,000	\$0	\$305,000
	7401	BRADBURN Blvd	Westminster	80030	2472	2472	\$124	BR, FR	1947	14400	2	\$30,000	2	Jul-17	\$305,803	\$0	\$305,803
	5560 & 5570	Magnolia St.	Comm. City	80022	1488	1488	\$208	BR	1950	11400	2	\$23,000	16	Dec-17	\$310,000	\$1,500	\$308,500
	7460	Raleigh St.	Westminster	80030	1824	1824	\$173	FR	1922	11460	2	\$24,000	1	Aug-17	\$315,303	\$5,000	\$310,303
	1673	Dallas St.	Aurora	80010	2040	2040	\$154	FR	1979	6350	2	\$0	3	Jan-17	\$315,000	\$0	\$315,000
	6970-6972 E	62nd Ave.	Comm. City	80022	1976	1976	\$163	FR	1968	8280	2	\$25,200	3	Dec-17	\$322,601	\$0	\$322,601
	2261	Newark St.	Aurora	80010	2400	2600	\$135	FR	1952	7620	2	\$26,267	7	May-17	\$325,000	\$0	\$325,000
	5475	Primrose Ln.	Denver	80221	1992	2192	\$165	FR	1952	15874	2	\$0	4	Jun-17	\$329,500	\$500	\$329,000
	1934	Dallas St.	Aurora	80010	1612	1612	\$207	FR	1954	6350	2	\$31,200	20	Oct-17	\$334,000	\$0	\$334,000
	6630	Grove St.	Denver	80221	1728	1728	\$203	FR	1973	9375	2	\$26,400	16	Jun-17	\$350,000	\$0	\$350,000
	5387 E	69th Ave.	Comm. City	80022	2262	2262	\$159	BR, FR	2002	10890	2	\$30,800	10	Jul-17	\$359,900	\$3,000	\$356,900
	1930	Dallas St.	Aurora	80010	1612	1612	\$228	BR, Con	1954	6350	2	\$36,000	8	May-17	\$368,000	\$3,000	\$365,000
	6621	King St.	Denver	80221	1440	1440	\$256	BR, FR	1963	9375	2	\$0	6	May-17	\$368,000	\$3,000	\$365,000
	5705	Niagara St.	Comm. City	80022	2200	2214	\$168	BR	1979	9060	2	\$28,800	8	Jun-17	\$370,000	\$0	\$370,000
	6711	Green Ct.	Denver	80221	2612	2612	\$142	FR	1996	5250	2	\$0	22	Apr-17	\$370,000	\$0	\$370,000
	8940-8942	Lipan St.	Thornton	80260	1958	3264	\$194	FR	1973	11328	2	\$28,000	1	Apr-17	\$380,000	\$0	\$380,000
	2693 W	65th Pl.	Denver	80221	2808	2808	\$142	FR	2004	11502	2	\$35,257	13	Oct-17	\$400,000	\$5,000	\$395,000
	9140	Osceola St.	Westminster	80031	2208	3312	\$188	FR	1974	9030	2	\$33,600	6	May-17	\$416,000	\$0	\$416,000
	3673-3683 W	89th Way	Westminster	80031	3535	3730	\$128	BR, FR	1972	8960	2	\$35,400	5	Apr-17	\$451,000	\$0	\$451,000
	20700 E	152nd Ave.	Brighton	80603	2434	2434	\$191	BR, FR	1964	3E+05	2	\$3,200	5	Sep-17	\$465,000	\$0	\$465,000
	3641-3643 W	90 TH Ave.	Westminster	80031	3060	3240	\$154	FR	1972	9000	2	\$37,644	24	Nov-17	\$470,000	\$5,000	\$465,000
	4346 W	72nd Ave.	Westminster	80030	1953	1953	\$248	BR	1964	9000	2	\$41,340	107	May-17	\$485,000	\$0	\$485,000
	6951	Olive St.	Comm. City	80022	3240	4860	\$153	FR	2003	7800	2	\$40,800	5	May-17	\$495,500	\$3,000	\$492,500
	1709	Clinton St.	Aurora	80010	3984	3984	\$130	BR	1949	6350	2	\$48,000	8	Jul-17	\$517,000	\$0	\$517,000
	6354	Julian St.	Denver	80221	2800	3576	\$186	BR	1973	8625	2	\$40,364	5	Oct-17	\$522,000	\$0	\$522,000
	5240	Meade St.	Denver	80221	2174	2174	\$283	BR	1965	9975	2	\$48,000	37	Nov-17	\$615,530	\$5,000	\$610,530
<b>Duplex</b>							<b>\$181</b>	<b>\$/Sq.Ft.</b>					<b>16</b>	<b>DOM</b>	<b>Average Sales Price</b>		<b>\$354,860</b>

<b>ADAMS COUNTY</b>																	
<b>Triplex</b>																	
	Adresss	City	Zip	Finished		Finished		Year	Lot	Units	Annual	Days	SOLD	Sale	NET		
				Sq. Ft.	Total	\$/Sq. Ft	Construction									Built	Size
				Sq.Ft.	Sq.Ft.						Income	Market		Concession	PRICE		
	1727	Alton	St. Aurora	80010	1440	1440	\$226	FR	1952	9970	3	\$30,600	5	Apr-17	\$325,000	\$0	\$325,000
	9191	17th	Ave. Aurora	80010	3188	3188	\$156	FR	1950	8351	3	\$51,120	18	May-17	\$498,000	\$5,000	\$493,000
	2025	Florence	St. Aurora	80010	2368	2368	\$224	BR	1954	7938	3	\$42,180	8	Oct-17	\$530,000	\$0	\$530,000
1934 - 1938		Eagle	St. Aurora	80011	4520	5520	\$82	BR, FR	1982	8883	3	\$35,820	5	Apr-17	\$370,000	\$0	\$370,000
	14342 E	22nd	Pl. Aurora	80011	2750	5500	\$184	BR, FR	1982	8925	3	\$49,800	29	Jan-17	\$505,000	\$0	\$505,000
	590	Fulton	Dr. Brighton	80601	2902	3018	\$134	FR	1946	9600	3	\$36,600	63	Jun-17	\$387,500	\$0	\$387,500
	5190 E	77th	Ave. Comm. City	80022	1884	1884	\$180	FR	1939	24829	3	\$39,000	45	Feb-17	\$340,000	\$0	\$340,000
<b>Triplex</b>							<b>\$169</b>	<b>\$/Sq.Ft.</b>				<b>25</b>	<b>DOM</b>	<b>Average Sales Price</b>	<b>\$421,500</b>		

<b>ADAMS COUNTY</b>																	
<b>Fourplex</b>																	
	Adresss	City	Zip	Finished		Finished		Year	Lot	Units	Annual	Days	SOLD	Sale	NET		
				Sq. Ft.	Total	\$/Sq. Ft	Construction									Built	Size
				Sq.Ft.	Sq.Ft.						Income	Market		Concession	PRICE		
	1970	Beeler	St. Aurora	80010	2254	2254	\$146	BR	1956	5000	4	\$35,040	1	Jan-17	\$330,000	\$0	\$330,000
	1970	Beeler	St. Aurora	80010	2254	2254	\$171	BR	1956	5000	4	\$39,000	4	Mar-17	\$385,000	\$0	\$385,000
	1663	Chester	St. Aurora	80010	2950	2950	\$183	BR	1951	9525	4	\$53,100	5	Nov-17	\$540,000	\$0	\$540,000
	1461 W	71st	Pl. Denver	80221	2500	2500	\$200	BR	1962	8862	4	\$44,400	7	Aug-17	\$500,000	\$5,000	\$495,000
	5581	Zuni	Denver	80221	3042	3042	\$178	BR	1942	39060	4	\$62,700	98	Jan-17	\$540,000	\$0	\$540,000
5411-5417		Alcott	St. Denver	80221	3675	5580	\$157	FR	1984	18750	4	\$48,000	1	Nov-17	\$577,500	\$17,325	\$560,175
	7899	York	St. Denver	80229	4350	5220	\$130	FR	1986	13473	4	\$54,720	11	Feb-17	\$567,000	\$0	\$567,000
	7111	Raleigh	St. Westminster	80030	3224	3224	\$147	Con	1963	7811	4	\$36,000	19	Jun-17	\$475,000	\$0	\$475,000
	4050 W	76th	Ave. Westminster	80030	2990	2990	\$162	BR	1962	5850	4	\$45,900	53	Feb-17	\$485,000	\$0	\$485,000
	2944	Eliot	Cl. Westminster	80030	3518	3518	\$146	BR, FR	1962	8374	4	\$64,500	14	Jul-17	\$512,000	\$0	\$512,000
	7100	Stuart	St. Westminster	80030	3550	3778	\$152	FR	1963	7700	4	\$52,200	2	Aug-17	\$540,000	\$0	\$540,000
	2956	Eliot	Cl. Westminster	80030	3100	3100	\$182	FR	1962	8712	4	\$54,720	8	Aug-17	\$564,000	\$0	\$564,000
	2970	Eliot	Cl. Westminster	80030	3100	3100	\$189	FR	1962	8712	4	\$57,660	8	Oct-17	\$585,000	\$0	\$585,000
<b>Fourplex</b>							<b>\$165</b>	<b>\$/Sq.Ft.</b>				<b>18</b>	<b>DOM</b>	<b>Average Sales Price</b>	<b>\$506,013</b>		

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