

ADAMS COUNTY				Finished	Finished	Year	Lot	Units	Annual	Days	SOLD	Sale	NET				
Duplex				Sq. Ft.	Total	Built	Size		Projected	on	Date	Price	SALES				
				Sq. Ft.	Sq.Ft.		Construction		Income	Market			Concession	PRICE			
1968	Alton	St.	Aurora	80010	1040	1040	\$279	FR	1953	6350	2	\$15,766	8	Mar-18	\$290,000	\$0	\$290,000
109 & 111	Mather	Cir.	Brighton	80601	2200	2200	\$145	FR	1939	6500	2	\$24,000	28	Jan-18	\$320,000	\$0	\$320,000
56 N	10th	Ave.	Brighton	80601	2115	2115	\$156	FR	1955	7500	2	\$36,000	67	Dec-18	\$330,000	\$5,000	\$325,000
145 N	11th	Ave.	Brighton	80601	2034	2034	\$183	FR	1963	7500	2	\$0	2	Aug-18	\$373,000	\$0	\$373,000
212 N	11th	Ct.	Brighton	80601	2973	3546	\$148	BR	1972	6935	2	\$0	32	Sep-18	\$440,000	\$6,000	\$434,000
7145	Newport	St.	Comm City	80022	1334	1334	\$200	FR	1951	9090	2	\$20,500	5	Jan-18	\$267,300	\$5,000	\$262,300
7295 E	67th	Pl.	Comm City	80022	1662	1924	\$164	BR	1956	12750	2	\$0	12	Feb-18	\$272,000	\$0	\$272,000
7730	Idlewild	St.	Comm City	80022	1800	1800	\$183	FR	1977	9680	2	\$31,200	4	Apr-18	\$330,000	\$10,000	\$320,000
7810-7812	Locust	Ct.	Comm City	80022	1824	1824	\$192	FR	1984	8120	2	\$32,820	10	Jul-18	\$350,000	\$2,000	\$348,000
8192	Jasmine	St.	Comm City	80022	2496	2496	\$144	FR	1979	10750	2	\$22,800	85	Nov-18	\$359,900	\$0	\$359,900
7269 E	69th	Pl.	Comm City	80022	2000	2000	\$188	FR	1980	7200	2	\$25,838	4	Apr-18	\$375,000	\$2,910	\$372,090
2285 W	55th	Ave.	Denver	80221	2264	2264	\$140	BL	1954	10440	2	\$36,000	5	Sep-18	\$316,500	\$0	\$316,500
7950	Patricia	Dr.	Denver	80229	1976	1976	\$187	BR	1963	9375	2	\$36,000	3	Jun-18	\$370,000	\$0	\$370,000
6320	Knox	Ct.	Denver	80221	1472	1472	\$285	FR	1961	9759	2	\$0	15	Oct-18	\$420,000	\$0	\$420,000
1825	Nueva Vista	Dr.	Denver	80229	2680	5360	\$168	FR	1972	9680	2	\$36,000	7	Jan-18	\$450,000	\$0	\$450,000
6540	Clay	St.	Denver	80221	4800	4800	\$107	FR	1995	8617	2	\$36,000	4	Sep-18	\$515,000	\$0	\$515,000
5261 - 5263	Meade	St.	Denver	80221	2304	2304	\$226	FR	1973	9310	2	\$0	29	Aug-18	\$520,000	\$0	\$520,000
9011	Hoffman	Way	Thornton	80229	2515	2723	\$140	BR, FR	1954	7841	2	\$36,000	42	Mar-18	\$351,000	\$0	\$351,000
3900	Turnpike	Dr.	Westminster	80030	1792	1792	\$223	BR, FR	1984	16141	2	\$33,600	25	Dec-18	\$399,000	\$5,000	\$394,000
8876	Lowell	Blvd	Westminster	80031	2592	3456	\$170	FR	1975	20982	2	\$35,040	7	Oct-18	\$440,000	\$0	\$440,000
3673-3683 W	89th	Way	Westminster	80031	3535	3730	\$141	FR	1972	8960	2	\$0	5	Mar-18	\$499,000	\$7,000	\$492,000
8888	Circle	Dr.	Westminster	80031	3240	3600	\$170	FR	1972	12000	2	\$48,000	8	Nov-18	\$549,990	\$4,000	\$545,990
3873 W	89th	Way	Westminster	80031	3730	3730	\$154	BR	1972	8960	2	\$48,000	19	Jun-18	\$575,000	\$0	\$575,000
Duplex							\$178	\$/Sq.Ft.					19	DOM	Average Sales Price	\$394,164	

ADAMS COUNTY																
Triplex																
Address	City	Zip	Finished Sq. Ft.	Total Sq.Ft.	Finished \$/Sq. Ft.	Construction	Year Built	Lot Size	Units	Annual Projected Income	Days on Market	SOLD Date	Sale Price	Concession	NET SALES PRICE	
347 Jessup St.	Brighton	80601	2176	2176	\$195	FR	1963	9525	3	\$43,200	4	Jan-18	\$425,000	\$0	\$425,000	
8905 Mccoy Pl.	Westminster	80031	3700	3700	\$123	FR	1974	16200	3	\$48,000	4	Nov-18	\$455,000	\$0	\$455,000	
Triplex					\$159	\$/Sq.Ft.					4	DOM	Average Sales Price		\$440,000	

ADAMS COUNTY																
Fourplex																
Address	City	Zip	Finished Sq. Ft.	Total Sq.Ft.	Finished \$/Sq. Ft.	Construction	Year Built	Lot Size	Units	Annual Projected Income	Days on Market	SOLD Date	Sale Price	Concession	NET SALES PRICE	
1961 Del Mar Pkwy	Aurora	80010	1584	1584	\$268	BR	1956	6903	4	\$0	7	Oct-18	\$425,000	\$5,000	\$420,000	
9180 E 17th Ave.	Aurora	80010	1656	1656	\$257	FR	1955	9525	4	\$36,000	21	Jan-18	\$424,900	\$0	\$424,900	
2517 Kingston St.	Aurora	80010	3600	3600	\$146	FR	1962	7938	4	\$4,800	4	Apr-18	\$527,375	\$0	\$527,375	
2691 Sable Blvd	Aurora	80011	5764	5764	\$219	FR	2018	5764	4	\$112,070	0	Dec-18	\$1,260,000	\$0	\$1,260,000	
2651 Sable Blvd	Aurora	80011	5764	5764	\$219	FR	2018	5764	4	\$112,070	147	Dec-18	\$1,260,000	\$0	\$1,260,000	
49 S 3rd Ave.	Brighton	80601	2422	2422	\$157	BL, FR	1901	7500	4	\$36,182	28	Jan-18	\$380,000	\$0	\$380,000	
12 N Main St.	Brighton	80601	3700	5000	\$111	BR	1902	4000	4	\$37,200	611	Mar-18	\$410,000	\$0	\$410,000	
2151 E BRIDGE St.	Brighton	80601	4224	4224	\$132	FR	1984		4	\$0	2	Feb-18	\$559,000	\$0	\$559,000	
7899 York St.	Denver	80229	3480	5160	\$226	FR	1986	13473	4	\$65,340	52	Nov-18	\$785,000	\$0	\$785,000	
7265 Tennyson St.	Westminster	80030	3648	3648	\$134	BR, FR	1962	13889	4	\$60,000	4	Aug-18	\$490,000	\$0	\$490,000	
7155 Stuart St.	Westminster	80030	2944	2944	\$204	BR, FR	1962	13600	4	\$57,600	27	Nov-18	\$600,000	\$0	\$600,000	
2932 Eliot Cir.	Westminster	80030	3518	3518	\$178	BR, FR	1962	5993	4	\$60,000	5	Nov-18	\$625,000	\$500	\$624,500	
2926 Eliot Cir.	Westminster	80030	3518	3518	\$178	FR	1962	5993	4	\$60,000	5	Nov-18	\$625,000	\$500	\$624,500	
Fourplex					\$187	\$/Sq.Ft.					70	DOM	Average Sales Price		\$643,483	

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Keith A. Hurtubise

Broker Associate

Registered Real Estate Appraiser (Inactive)

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