

Denver County Duplex				Finished	Finished	Year	Lot	Units	Annual	Days	SOLD	Sale	NET			
Adresss	City	Zip	Sq. Ft.	Total	Sq.Ft.	\$/Sq. Ft	Construction	Built	Size	Projected	on	Date	Price	Concession	SALES	
										Income	Market				PRICE	
3511 W	Dakota Ave.	Denver	80219	728	1456	\$368	FR	1998	3948	2	\$31,200	43	Sep-18	\$268,000	\$1	\$267,999
3193 W	Alabama Pl.	Denver	80219	1693	1693	\$198	BR	1959	7100	2	\$28,800	5	Nov-18	\$335,000	\$0	\$335,000
4411-4415	Grant St.	Denver	80216	1152	1152	\$299	BR, ?	1911	5690	2	\$0	4	Aug-18	\$345,000	\$5,000	\$340,000
475 S	Eliot St.	Denver	80219	1632	1832	\$208	BR	1954	9370	2	\$0	8	Feb-18	\$340,000	\$0	\$340,000
1427 W	Cedar Ave.	Denver	80223	2019	2192	\$173	BL	1966	6250	2	\$32,000	0	Jul-18	\$350,000	\$0	\$350,000
3496 W	Center Ave.	Denver	80219	1512	1512	\$242	BR	1962	6120	2	\$9,072	2	Dec-18	\$366,000	\$1,200	\$364,800
929 S	Raleigh St.	Denver	80219	1606	1606	\$227	BR, FR	1936	6350	2	\$42,000	2	May-18	\$365,000	\$0	\$365,000
1111 N	Willow St.	Denver	80220	1858	1858	\$198	BR, FR	1959	6250	2	\$34,500	7	Feb-18	\$368,000	\$0	\$368,000
3250 W	Custer Pl.	Denver	80219	1680	1680	\$223	BR	1963	6650	2	\$0	15	Dec-18	\$375,000	\$0	\$375,000
15 S	Newton St.	Denver	80219	1822	1822	\$209	FR	1906	6250	2	\$27,000	7	May-18	\$380,000	\$0	\$380,000
5020 E	33rd Ave.	Denver	80207	1816	1816	\$215	BR	1959	6250	2	\$24,000	4	May-18	\$390,000	\$0	\$390,000
5000 E	33rd Ave.	Denver	80207	1816	1816	\$215	BR	1959	7500	2	\$24,000	4	May-18	\$390,000	\$0	\$390,000
725 S	Lincoln St.	Denver	80209	1764	2084	\$227	BL	1890	3513	2	\$38,760	5	Apr-18	\$400,000	\$10,000	\$390,000
683 S	Newton St.	Denver	80219	1740	1740	\$224	BR	1962	6000	2	\$33,600	12	Nov-18	\$390,000	\$0	\$390,000
3401 W	3rd Ave.	Denver	80219	1653	1653	\$242	Con, FR	1949	6260	2	\$0	64	Dec-18	\$400,000	\$0	\$400,000
1580-1582	Trenton St.	Denver	80220	1452	1452	\$279	BR	1949	6250	2	\$24,864	5	Aug-18	\$405,000	\$5,000	\$400,000
3545	Fairfax St.	Denver	80207	3878	3878	\$107	BR	1975	7570	2	\$48,000	99	Mar-18	\$415,000	\$2,500	\$412,500
3430 W	Custer Pl.	Denver	80219	2053	2053	\$205	Con	1962	6650	2	\$38,400	2	Nov-18	\$420,150	\$6,000	\$414,150
1441-1447	Spruce St.	Denver	80220	1335	2670	\$311	FR	1946	6650	2	\$37,200	18	May-18	\$415,000	\$0	\$415,000
5190	33rd Ave.	Denver	80207	1632	1632	\$257	BR	1954	6870	2	\$25,000	4	May-18	\$420,000	\$0	\$420,000
3621	Hudson St.	Denver	80207	1754	1754	\$241	FR	1954	6250	2	\$32,400	5	Jan-18	\$422,500	\$0	\$422,500
3511	Olive St.	Denver	80207	1632	1632	\$260	BR	1954	7500	2	\$39,600	15	Nov-18	\$424,000	\$0	\$424,000
2543 S	Pearl St.	Denver	80210	1288	1288	\$330	Con, FR	1954	6250	2	\$31,000	3	Feb-18	\$425,000	\$0	\$425,000
232 S	Lowell Blvd	Denver	80219	1666	1666	\$255	BR	1963	6250	2	\$0	22	Apr-18	\$425,000	\$0	\$425,000
1537	Willow St.	Denver	80220	2000	2000	\$213	BR	1948	6850	2	\$36,000	7	Jul-18	\$425,000	\$0	\$425,000
3236 N	Milwaukee St.	Denver	80205	1534	1534	\$279	BR	1961	6300	2	\$0	1	Nov-18	\$427,680	\$0	\$427,680
3662	Glencoe St.	Denver	80207	1685	1685	\$254	BR	1954	6250	2	\$0	10	Dec-18	\$428,500	\$0	\$428,500
2831 W	Park Pl.	Denver	80219	2250	3222	\$193	BR	1962	6500	2	\$0	32	Mar-18	\$435,000	\$5,620	\$429,380
1542-1544	W Nevada Pl.	Denver	80223	1748	1748	\$249	BR	1961	6250	2	\$30,507	23	Oct-18	\$435,000	\$5,000	\$430,000
7801 E	14th Ave.	Denver	80220	1904	2138	\$228	BR	1947	6100	2	\$0	10	Dec-18	\$434,750	\$0	\$434,750
4165 W	Nevada Pl.	Denver	80219	1799	1799	\$242	FR	1981	6550	2	\$25,683	11	Feb-18	\$435,000	\$0	\$435,000
3560	Olive St.	Denver	80207	1635	1635	\$269	BR	1953	7500	2	\$28,800	2	Feb-18	\$440,000	\$0	\$440,000
2517 S	Pearl St.	Denver	80210	1288	1288	\$342	Con, FR	1954	6250	2	\$31,000	2	Feb-18	\$440,000	\$0	\$440,000
2525 S	Pearl St.	Denver	80210	1288	1288	\$342	Con, FR	1954	6250	2	\$31,000	2	Feb-18	\$440,000	\$0	\$440,000
5123 W	41st Ave.	Denver	80212	1462	1462	\$301	BL	1897	6240	2	\$28,800	3	Jun-18	\$440,000	\$0	\$440,000
1410	Valentia St.	Denver	80220	2064	2414	\$218	FR	1977	6100	2	\$38,400	39	Oct-18	\$450,000	\$7,500	\$442,500
3340	Kearney St.	Denver	80207	2258	2258	\$201	FR	1955	6530	2	\$0	6	Dec-18	\$454,000	\$4,000	\$450,000
2827 W	Park Pl.	Denver	80219	2250	3222	\$205	BR	1962	6500	2	\$0	25	Mar-18	\$461,000	\$9,000	\$452,000
357-359	S Meade St.	Denver	80219	1812	1812	\$253	FR	2007	7650	2	\$31,200	25	Jul-18	\$458,000	\$0	\$458,000

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Adresss	City	Zip	Sq. Ft.	Total	Sq.Ft.	\$/Sq. Ft	Construction	Built	Size	Projected	on	Date	Price	Concession	SALES	
										Income	Market				PRICE	
3530 & 3534 N	Kearney St.	Denver	80207	1700	1700	\$274	BR	1954	6440	2	\$36,000	4	May-18	\$465,000	\$0	\$465,000
815	Zenobia St.	Denver	80204	3244	3244	\$150	BL	1965	6250	2	\$42,000	10	Dec-18	\$485,000	\$0	\$485,000
2216 S	Cherokee St.	Denver	80223	1456	1456	\$343	FR	1954	6250	2	\$36,000	2	May-18	\$500,000	\$5,000	\$495,000
2224 S	Cherokee St.	Denver	80223	1456	1456	\$343	FR	1954	6250	2	\$36,000	2	May-18	\$500,000	\$5,000	\$495,000
777 N	DOWNING St.	Denver	80218	1540	2200	\$335	BR	1907	2150	2	\$36,000	4	Oct-18	\$515,500	\$5,000	\$510,500
2020 S	Fox St.	Denver	80223	3150	3200	\$165	BR, FR	1961	9370	2	\$46,600	41	Aug-18	\$519,000	\$7,000	\$512,000
3242	Ivy St.	Denver	80207	2718	2718	\$189	BR	1957	6250	2	\$0	42	Apr-18	\$512,725	\$0	\$512,725
3543 W	23rd Ave.	Denver	80211	1247	1467	\$421	?	1905	4700	2	\$31,200	3	Aug-18	\$525,000	\$6,800	\$518,200
1284 S	Harrison St.	Denver	80210	1816	1816	\$286	BR	1952	6320	2	\$3,200	56	May-18	\$520,000	\$0	\$520,000
715 S	Krameria St.	Denver	80224	2678	2678	\$195	FR	1969	6250	2	\$29,220	4	Apr-18	\$522,500	\$0	\$522,500
2347	Downing St.	Denver	80205	1554	2254	\$338	BR	1897	1942	2	\$0	4	May-18	\$525,000	\$0	\$525,000
3214	Holly St.	Denver	80207	3184	3184	\$165	BR	1953	6250	2	\$0	4	May-18	\$525,000	\$0	\$525,000
3823-3825	Osceola St.	Denver	80212	1956	3162	\$269	BR	1963	6340	2	\$45,600	4	Mar-18	\$526,100	\$0	\$526,100
3355-3359	Adams St.	Denver	80205	2796	2796	\$190	BR	1950	9370	2	\$50,400	15	Feb-18	\$530,000	\$0	\$530,000
4182 W	Tennessee Ave.	Denver	80219	3600	3680	\$150	Con, FR	1953	6350	2	\$45,000	33	Jun-18	\$540,000	\$5,000	\$535,000
4343	Navajo St.	Denver	80211	1716	1716	\$329	BL	1955	6280	2	\$39,000	30	Jun-18	\$565,000	\$250	\$564,750
364 N	Sherman St.	Denver	80203	2006	2405	\$287	BR	1910	3787	2	\$0	4	Oct-18	\$576,000	\$4,000	\$572,000
4320	Eliot St.	Denver	80211	1248	1248	\$463	BL, FR	1946	5250	2	\$28,800	2	Jan-18	\$578,000	\$0	\$578,000
1900 W	43rd Ave.	Denver	80211	1625	1625	\$357	BR	1959	6500	2	\$36,000	8	Apr-18	\$580,000	\$1,500	\$578,500
3600	Federal Blvd	Denver	80211	2584	2584	\$224	BR, FR	1922	6610	2	\$0	4	Apr-18	\$580,000	\$749	\$579,251
2620 S	Sherman #26 St.	Denver	80210	1894	1894	\$310	BR	1953	6250	2	\$38,400	12	May-18	\$587,500	\$0	\$587,500
2926 W	21st Ave.	Denver	80211	776	1752	\$757	BR, Con,	1956	5940	2	\$34,800	41	Feb-18	\$587,799	\$0	\$587,799
1401	Wolff St.	Denver	80204	3292	3292	\$181	BR	1952	6250	2	\$0	59	Nov-18	\$597,000	\$7,000	\$590,000
42-44 W	Cedar Ave.	Denver	80223	1296	1640	\$465	BR, FR	1900	4052	2	\$42,600	16	Nov-18	\$602,950	\$5,000	\$597,950
727	Clermont St.	Denver	80220	1890	1890	\$331	BR	1952	5950	2	\$36,000	5	Jul-18	\$625,000	\$1,000	\$624,000
1142-1144	Krameria St.	Denver	80220	2378	2378	\$263	FR	1961	6250	2	\$0	8	Oct-18	\$625,100	\$0	\$625,100
1243	Kalamath St.	Denver	80204	1936	2156	\$325	BR	1890	3750	2	\$35,400	10	Jul-18	\$630,000	\$2,000	\$628,000
156 S	Lincoln St.	Denver	80209	2370	2642	\$268	Con, FR	1890	4500	2	\$45,600	4	Jun-18	\$636,000	\$0	\$636,000
400 S	Corona St.	Denver	80209	1839	1886	\$351	BR	1925	4760	2	\$33,600	3	Aug-18	\$646,000	\$1,000	\$645,000
2479-81 S	Corona St.	Denver	80210	3295	3295	\$196	BR	1956	6250	2	\$48,000	2	Feb-18	\$645,000	\$0	\$645,000
2531 S	Pennsylvania St.	Denver	80210	2400	2478	\$271	FR	1955	6250	2	\$43,140	8	Jun-18	\$650,000	\$0	\$650,000
1540	Lowell Blvd	Denver	80204	2058	2058	\$326	BR	1961	4410	2	\$55,560	42	Sep-18	\$670,000	\$0	\$670,000
1059	Washington St.	Denver	80203	2102	2178	\$320	BR	1900	3192	2	\$0	2	Jul-18	\$672,500	\$0	\$672,500
4268	Perry St.	Denver	80212	1615	1615	\$418	BR	1953	6708	2	\$0	7	May-18	\$675,000	\$1,400	\$673,600
624 E	12th Ave.	Denver	80203	2491	2571	\$276	BR, FR	1900	2080	2	\$46,800	87	Dec-18	\$687,000	\$3,000	\$684,000
2098	Clarkson St.	Denver	80205	2381	2637	\$289	BR	1895	3650	2	\$48,000	7	Mar-18	\$687,000	\$0	\$687,000
4120	Zuni St.	Denver	80211	2676	2676	\$262	BR	1959	8000	2	\$54,600	7	Jul-18	\$700,000	\$5,000	\$695,000
1225	Josephine St.	Denver	80206	2996	3511	\$236	BR	1902	4170	2	\$47,400	7	Apr-18	\$705,630	\$0	\$705,630
3110-3112	Vallejo St.	Denver	80211	1590	1590	\$456	BR	1896		2			Jan-18	\$725,035	\$0	\$725,035

Denver County Duplex				Finished Sq. Ft.	Total Sq.Ft.	Finished \$/Sq. Ft	Year Built	Lot Size	Units	Annual Projected Income	Days on Market	SOLD Date	Sale Price	Concession	NET SALES PRICE		
3649	Bryant	St.	Denver	80211	2332	2332	\$319	FR	1954	4690	2	\$0	4	Aug-18	\$745,000	\$0	\$745,000
1370	York	St.	Denver	80206	2430	2430	\$311	BR	1906	3637	2	\$45,000	6	Nov-18	\$755,000	\$5,500	\$749,500
2309 N	Vine	St.	Denver	80205	2560	3840	\$297	BR	1909	4690	2	\$52,800	8	Aug-18	\$760,000	\$0	\$760,000
1650	Race	St.	Denver	80206	2123	2123	\$360	BR, FR	1971	6250	2	\$54,000	16	Dec-18	\$763,500	\$0	\$763,500
701 W	6th	Ave.	Denver	80204	2657	3711	\$297	BL, BR	1900	2437	2	\$58,000	21	Mar-18	\$790,000	\$5,000	\$785,000
1165 N	Lafayette	St.	Denver	80218	3524	3569	\$224	BR	1902	3030	2	\$9,600	4	Jan-18	\$790,000	\$5,000	\$785,000
1520&1522	Vrain	St.	Denver	80204	2004	2004	\$394	FR	1998	6250	2	\$60,600	46	Aug-18	\$790,000	\$0	\$790,000
272 S	Sherman	St.	Denver	80209	2636	3056	\$301	BR	1895	5950	2	\$72,000	34	Jun-18	\$793,700	\$0	\$793,700
2317-2321	E 28th	Ave.	Denver	80205	1846	2359	\$436	FR	1895	3820	2	\$49,952	7	Jan-18	\$805,000	\$0	\$805,000
495	Clarkson	St.	Denver	80218	1606	2466	\$514	BR	1925	6250	2	\$54,000	7	Apr-18	\$825,000	\$15,000	\$810,000
235 N	Logan	St.	Denver	80203	3390	3886	\$251	BR, FR	1901	7250	2	\$55,200	308	Aug-18	\$850,000	\$1,500	\$848,500
2516 W	39th	Ave.	Denver	80211	1611	1611	\$527	BR, FR	1925	9370	2	\$60,000	6	Apr-18	\$849,000	\$0	\$849,000
3715&3725	W 20th	Ave.	Denver	80211	2408	2408	\$364	BR, FR	1966	6358	2	\$0	1	Jun-18	\$877,000	\$0	\$877,000
2209 S	Fox	St.	Denver	80223	3842	3842	\$230	FR	2017	6250	2	\$67,200	25	Sep-18	\$882,000	\$0	\$882,000
1532	Steele	St.	Denver	80206	2823	3745	\$319	BR	1895	6250	2	\$53,000	1	Jun-18	\$899,900	\$8,250	\$891,650
2821-2823	Jackson	St.	Denver	80205	3340	3340	\$305	FR	2018	10098	2	\$0	47	Sep-18	\$1,020,000	\$0	\$1,020,000
2761	Welton	St.	Denver	80205	3421	3900	\$307	BR, FR	1893	3156	2	\$54,600	2	Mar-18	\$1,050,000	\$3,000	\$1,047,000
1060	Race	St.	Denver	80206	6086	6258	\$213	BR	1917	7552	2	\$0	98	Aug-18	\$1,297,060	\$0	\$1,297,060
3721	Ames	St.	Wheat Ridge	80212	1953	2056	\$220	FR	1940	7234	2	\$26,400	8	Apr-18	\$429,900	\$1,250	\$428,650
Duplex							\$283	\$/Sq.Ft.				19	DOM	Average Sales Price	\$562,711		

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Broker Associate

Registered Real Estate Appraiser (Inactive)

RE/MAX 100 Inc. Investment Division

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It is presented to give the investor an overall view of market prices. RE/MAX 100 did not participate in all of these sales. Investors should carefully verify all information contained herein.

Should you be aware of any errors or have additional information, please contact me. This is not a solicitation of your property if it is currently listed!



Denver County Triplex				Finished Sq. Ft.	Finished Total Sq.Ft.	Finished \$/Sq. Ft	Year Built	Lot Size	Units	Annual Projected Income	Days on Market	SOLD Date	Sale Price	Concession	NET SALES PRICE		
Adresss	City	Zip	Construction														
1012 S	Osceola	St.	Denver	80219	2278	2278	\$165	BR	1958	6350	3	\$31,200	8	Jul-18	\$375,550	\$0	\$375,550
960	Raleigh	St.	Denver	80204	2400	3620	\$188	BR	1959	6270	3	\$0	7	Jul-18	\$451,000	\$0	\$451,000
1273	Newton	St.	Denver	80204	2658	2658	\$182	?	1930	6250	3			Nov-18	\$485,000	\$0	\$485,000
1373 W	Gill	Pl.	Denver	80223	2347	2347	\$224	BR	1955	9370	3	\$46,620	4	Oct-18	\$525,000	\$0	\$525,000
1394	Knox	Ct.	Denver	80204	1817	1817	\$303	FR	1911	6220	3	\$28,000	6	May-18	\$550,000	\$0	\$550,000
2926	Glenarm	Pl.	Denver	80205	2986	3875	\$184	BR	1887	3750	3	\$0	4	Feb-18	\$550,000	\$0	\$550,000
4137	Depew	St.	Denver	80212	3737	3737	\$159	FR	1960	6650	3	\$61,800	56	Jun-18	\$595,000	\$0	\$595,000
1531 S	Ash	St.	Denver	80222	2250	2250	\$267	FR	1957	6459	3	\$139,546	7	May-18	\$600,000	\$0	\$600,000
1523 S	Ash	St.	Denver	80222	2250	2250	\$267	FR	1957	6459	3	\$139,546	7	May-18	\$600,000	\$0	\$600,000
1517 S	Ash	St.	Denver	80222	2250	2250	\$267	FR	1957	6459	3	\$139,546	7	May-18	\$600,000	\$0	\$600,000
342 S	Lincoln	St.	Denver	80209	2206	2206	\$274	BR, FR	1919	4100	3	\$49,234	55	Jan-18	\$605,000	\$3,000	\$602,000
3840 E	35th	Ave.	Denver	80205	3468	3468	\$177	BR	1947	6730	3	\$57,000	7	Jul-18	\$615,000	\$0	\$615,000
1305 E	12th	Ave.	Denver	80218	2660	2660	\$240	BR	1898	4166	3	\$0	24	Oct-18	\$638,000	\$0	\$638,000
3307 W	34th	Ave.	Denver	80211	2403	2403	\$271	BR	1915	5800	3	\$44,400	7	Apr-18	\$650,000	\$0	\$650,000
58 W	1st	Ave.	Denver	80223	2450	2450	\$271	BR	1890	3272	3	\$63,600	41	Mar-18	\$665,000	\$0	\$665,000
767 S	Locust	St.	Denver	80224	2025	2025	\$333	BR	1951	6650	3	\$53,400	15	Jul-18	\$675,000	\$0	\$675,000
520 E	1st	Ave.	Denver	80203	2290	2290	\$310	BR	1900	2529	3	\$51,862	64	Apr-18	\$710,000	\$25,000	\$685,000
1588	Detroit	St.	Denver	80206	2346	2934	\$305	BR, FR	1890	4680	3	\$0	3	Nov-18	\$715,000	\$0	\$715,000
1312	York	St.	Denver	80206	2488	2488	\$294	BR	1907	4160	3	\$0	5	Sep-18	\$732,500	\$0	\$732,500
3710-3720 N	Fillmore	St.	Denver	80205	3200	3200	\$230	BR	1977	9375	3	\$65,000	1	Apr-18	\$736,500	\$0	\$736,500
550 S	Lincoln	St.	Denver	80209	2531	3135	\$296	BR, FR	1890	4690	3	\$56,462	116	Feb-18	\$750,000	\$3,500	\$746,500
243 S	Lincoln	St.	Denver	80209	2662	3076	\$282	BR	1895	3970	3	\$67,200	13	Mar-18	\$750,000	\$0	\$750,000
23 W	Cedar	Ave.	Denver	80223	2262	2362	\$332	BR	1886	6100	3	\$49,380	22	Dec-18	\$750,000	\$0	\$750,000
1331	Marion	St.	Denver	80218	2555	2846	\$312	BR, FR	1905	6250	3	\$54,180	2	Jun-18	\$798,000	\$0	\$798,000
2015 E	12th	Ave.	Denver	80206	2055	2055	\$396	BR, FR	1910	1312	3	\$53,343	17	Apr-18	\$813,000	\$6,000	\$807,000
2908 W	35th	Ave.	Denver	80211	2331	2331	\$358	BR	1962	5120	3	\$57,600	6	Jul-18	\$835,000	\$0	\$835,000
1651	Cook	St.	Denver	80206	2470	2470	\$346	BR	1908	4676	3	\$61,200	6	May-18	\$855,000	\$0	\$855,000
950 S	Harrison	St.	Denver	80209	4123	4123	\$220	FR	1955	9370	3	\$93,000	59	Jun-18	\$905,000	\$0	\$905,000
4234	Eliot	St.	Denver	80211	2679	3555	\$343	FR	1890	9370	3	\$68,400	3	May-18	\$918,000	\$3,000	\$915,000
1225	Clayton	St.	Denver	80206	2805	2805	\$332	BR	1906	4684	3	\$60,055	8	Mar-18	\$932,500	\$10,000	\$922,500
1757	Vine	St.	Denver	80206	3592	3713	\$272	BR	1893	3906	3	\$66,680	5	Apr-18	\$977,000	\$0	\$977,000
437	Washington	St.	Denver	80203	2929	3024	\$347	FR	1950	4875	3	\$61,000	8	Mar-18	\$1,015,000	\$5,000	\$1,010,000
1437	Columbine	St.	Denver	80206	4912	4912	\$213	BR	1905	7310	3	\$67,800	14	Jul-18	\$1,045,000	\$5,000	\$1,040,000
4028	Umatilla	St.	Denver	80211	4114	4114	\$266	BR	1962	9370	3	\$67,380	7	Jul-18	\$1,095,000	\$0	\$1,095,000
1400 N	Gilpin	St.	Denver	80218	5387	6003	\$224	BR	1893	6250	3	\$82,500	9	Feb-18	\$1,205,000	\$0	\$1,205,000
900 S	Harrison	St.	Denver	80209	5029	5229	\$249	Con	1954	9410	3	\$84,360	16	Feb-18	\$1,250,000	\$0	\$1,250,000
Triplex							\$269	\$/Sq.Ft.				18	DOM	Average Sales Price	\$747,404		

Denver County				Finished	Finished	Year	Lot	Units	Annual	Days	SOLD	Sale	NET						
Fourplex				Sq. Ft.	Total	Built	Size		Projected	on	Date	Price	SALES						
Adresss	City	Zip		Sq.Ft.	Construction				Income	Market			Concession	PRICE					
4662	Williams	St.	Denver	80216	850	1997			\$459	BR	1937	3514	4	\$28,320	11	Jun-18	\$390,000	\$10,000	\$380,000
1540	Valentia	St.	Denver	80220	2300	2300			\$254	BR	1947	8321	4	\$54,000	126	Dec-18	\$585,000	\$0	\$585,000
1546-1550	Trenton	St.	Denver	80220	3390	3390			\$174	FR	1948	9370	4	\$52,800	1	Aug-18	\$590,000	\$2,500	\$587,500
3770 W	Nevada	Pl.	Denver	80219	2589	2589			\$232	BR	1956	12500	4	\$0	0	Dec-18	\$600,000	\$0	\$600,000
326-332	S Alcott	St.	Denver	80219	2857	2857			\$220	FR	1953	6600	4	\$48,000	13	Jul-18	\$628,000	\$6,000	\$622,000
3301 W	Cedar	Ave.	Denver	80219	3126	3126			\$200	BR	1956	9370	4	\$70,000	2	Sep-18	\$625,000	\$0	\$625,000
602	Wolff	St.	Denver	80204	3557	3557			\$204	Con	1963	13410	4	\$63,000	144	Jan-18	\$725,000	\$0	\$725,000
1660	Gaylord	St.	Denver	80206	2857	3705			\$254	BR	1910	4687	4	\$43,890	2	Feb-18	\$725,000	\$0	\$725,000
4295	Hooker	St.	Denver	80211	2800	2818			\$263	BR	1949	6790	4	\$51,300	11	Aug-18	\$735,000	\$0	\$735,000
358 N	Lincoln	St.	Denver	80203	2795	3279			\$265	FR	1890	6230	4	\$70,800	56	Mar-18	\$740,000	\$0	\$740,000
5179 E	34th	Ave.	Denver	80207	3565	3565			\$208	BR, FR	1954	12700	4	\$54,720	10	Feb-18	\$740,000	\$0	\$740,000
2600 S	Acoma	St.	Denver	80223	2276	2276			\$330	BR	1953	9370	4	\$50,140	26	Dec-18	\$750,000	\$0	\$750,000
241 S	Hazel	Ct.	Denver	80219	2414	2414			\$323	FR	1946	12500	4	\$60,000	4	May-18	\$779,000	\$0	\$779,000
5505 E	36th	Ave.	Denver	80207	3112	3412			\$253	BR, FR	1954	7562	4	\$59,600	13	May-18	\$788,000	\$7,000	\$781,000
3051 W	Ohio	Ave.	Denver	80219	4025	4025			\$199	BR, FR	1980	4025	4	\$60,000	9	Oct-18	\$800,000	\$0	\$800,000
2517 S	Broadway		Denver	80210	3584	3584			\$229	BR	1929	6250	4	\$64,560	7	Feb-18	\$820,000	\$0	\$820,000
3532	Grape	St.	Denver	80207	3576	3576			\$245	BR	1954	12500	4	\$52,800	2	Nov-18	\$875,000	\$0	\$875,000
2501 S	University	Blvd	Denver	80210	2688	2688			\$327	FR	1948	6250	4	\$65,840	61	Nov-18	\$877,800	\$0	\$877,800
1266 N	Downing	St.	Denver	80218	3704	3704			\$243	BR	1906	6325	4	\$54,960	4	Aug-18	\$900,000	\$0	\$900,000
1888 S	Garfield	St.	Denver	80210	3288	3288			\$281	FR	1955	6350	4	\$68,228	12	Mar-18	\$925,000	\$4,350	\$920,650
3692	Glencoe	St.	Denver	80207	3712	3712			\$249	BR	1956	12500	4	\$80,000	21	Mar-18	\$925,000	\$4,000	\$921,000
2109 E	16th	Ave.	Denver	80206	2770	3433			\$350	BR	1893	3100	4	\$61,700	28	Sep-18	\$970,000	\$9,875	\$960,125
1230	Pearl	St.	Denver	80203	3200	3250			\$313	FR	1906	3750	4	\$40,500	15	Sep-18	\$1,000,000	\$34,956	\$965,044
3212	Stuart	St.	Denver	80212	3705	3705			\$269	BR	1924	6250	4	\$75,000	30	Dec-18	\$995,000	\$5,000	\$990,000
1466	Detroit	St.	Denver	80206	3527	4303			\$288	BR, FR	1896	6260	4	\$74,586	0	May-18	\$1,015,000	\$0	\$1,015,000
1530	Gaylord	St.	Denver	80206	3446	3446			\$324	BR	1902	4166	4	\$78,221	132	Jan-18	\$1,117,500	\$0	\$1,117,500
1025	Clarkson	St.	Denver	80218	4026	4062			\$282	BR	1896	5470	4	\$79,413	8	Jul-18	\$1,135,000	\$5,000	\$1,130,000
1714 - 1722	S Milwaukee	St.	Denver	80210	4229	4229			\$272	BR, FR	1955	11200	4	\$94,400	7	May-18	\$1,150,000	\$15,000	\$1,135,000
1310	Wolff	St.	Denver	80204	3286	3286			\$350	BR	1952	6250	4	\$90,000	1	Jun-18	\$1,150,000	\$0	\$1,150,000
2324	Federal	Blvd	Denver	80211	3934	4934			\$305	BR	1947	6250	4	\$105,600	0	May-18	\$1,200,000	\$0	\$1,200,000
2405-2411	Tremont	Pl.	Denver	80205	3014	3778			\$412	BR	1904	4500	4	\$84,000	21	May-18	\$1,241,250	\$0	\$1,241,250
4426-36	W 39th	Ave.	Denver	80212	3869	3869			\$330	BR, FR	1969	8140	4	\$89,700	0	Jun-18	\$1,275,000	\$2,000	\$1,273,000
4239-51	N Shoshone	St.	Denver	80211	2640	3640			\$487	BR	1953	10600	4	\$84,000	22	Dec-18	\$1,285,000	\$8,000	\$1,277,000
301	Elati	St.	Denver	80223	3713	3713			\$361	BR	1902	3049	4	\$98,880	170	Jul-18	\$1,340,000	\$0	\$1,340,000
1571	High	St.	Denver	80218	4847	4847			\$352	BR, Con	1890	6700	4	\$104,760	138	Mar-18	\$1,705,000	\$0	\$1,705,000
Fourplex									\$289	\$/Sq.Ft.				32	DOM	Average Sales Price	\$913,939		

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