

Jefferson COUNTY				Finished		Finished		Year	Lot	Units	Annual	Days	SOLD	Sale	NET	
Duplex				Sq. Ft.	Total	\$/Sq. Ft		Built	Size		Projected	on	Date	Price	SALES	
	Adresss	City	Zip	Sq.Ft.		Construction					Income	Market			Concession	PRICE
	5321	Independenc St.	Arvada	80002	1985	2010	\$184 FR	1984	6839	2	\$26,400	7	Dec-18	\$365,000	\$3,000	\$362,000
	5169	Allison St.	Arvada	80002	1800	1800	\$214 BR	1955	18860	2	\$30,000	3	Dec-18	\$385,000	\$7,000	\$378,000
	6830	Gray Dr.	Arvada	80003	2412	2412	\$178 FR	1976	8719	2	\$36,000	14	Dec-18	\$429,900	\$3,800	\$426,100
	8345 W	53rd Pl.	Arvada	80002	1788	1788	\$241 FR	1960	9157	2	\$33,600	13	Jun-18	\$431,000	\$2,000	\$429,000
	5410	Dover St.	Arvada	80002	1470	2235	\$294 FR	1964	7121	2	\$28,800	25	Dec-18	\$432,800	\$0	\$432,800
8832-8834	W 54th	Pl.	Arvada	80002	1620	1620	\$278 FR	1959	6864	2	\$31,200	6	Oct-18	\$450,000	\$0	\$450,000
	4821	Field Ct.	Arvada	80002	2436	2436	\$205 BR	1972	9073	2	\$33,600	0	Jul-18	\$500,000	\$0	\$500,000
	5916	Newcombe Ct.	Arvada	80004	2887	3794	\$173 BR	1977	8542	2	\$0	0	Apr-18	\$500,000	\$0	\$500,000
	9417 W	56th Pl.	Arvada	80002	1920	3840	\$266 BR	1974	8860	2	\$41,031	124	Jan-18	\$510,000	\$0	\$510,000
	6744	Yarrow St.	Arvada	80004	3553	3740	\$151 BR, FR	1963	11761	2	\$1	2	Jan-18	\$535,000	\$0	\$535,000
	8330 W	54th Ave.	Arvada	80002	3323	4069	\$169 FR	2000	6922	2	\$0	6	Apr-18	\$561,000	\$0	\$561,000
4863-4865	Flower	Ct.	Arvada	80002	2204	2204	\$263 BR, FR	1972	14068	2	\$43,200	4	Dec-18	\$580,000	\$6,000	\$574,000
	7840 W	80th Cir.	Arvada	80005	2383	2383	\$243 BR, FR	1972	12078	2	\$40,154	1	Feb-18	\$580,000	\$5,500	\$574,500
	9402 W	65th Ave.	Arvada	80004	2786	2786	\$212 BR, FR	1970	7695	2	\$0	17	May-18	\$590,000	\$0	\$590,000
	10560 W	64th Pl.	Arvada	80004	4480	4480	\$136 FR	1984	9387	2	\$38,129	11	May-18	\$610,000	\$0	\$610,000
	5909	Newcombe Ct.	Arvada	80004	4450	4450	\$145 FR	1973	9181	2	\$58,800	2	Aug-18	\$646,000	\$0	\$646,000
6646-6648	Benton	St.	Arvada	80003	3333	5221	\$231 BR	1998	12795	2	\$55,300	1	Aug-18	\$770,000	\$1,500	\$768,500
2055-2057	Depew	St.	Edgewater	80214	1947	3894	\$290 FR	1971	6650	2	\$40,200	6	Apr-18	\$565,000	\$0	\$565,000
	2001	Kendall St.	Edgewater	80214	1824	1824	\$329 FR	1962	6250	2	\$0	9	May-18	\$600,000	\$950	\$599,050
	27904	Meadow Dr.	Evergreen	80439	2022	2022	\$185 FR	1968	14375	2	\$35,160	106	Sep-18	\$375,000	\$0	\$375,000
1350-1352	Youngfield	St.	Golden	80401	2600	3135	\$196 FR	1973	13129	2	\$38,400	16	Sep-18	\$510,000	\$0	\$510,000
943-945	Van Gordon	St.	Golden	80401	5264	5264	\$107 BR	1954	10745	2	\$28,800	2	Jun-18	\$564,260	\$0	\$564,260
1450-1452	Quaker	St.	Golden	80401	3520	3520	\$171 FR	1972	12609	2	\$52,800	2	Aug-18	\$600,500	\$0	\$600,500
16230-16231	W 13th	Ave.	Golden	80401	1775	3550	\$361 FR	1971	14200	2	\$59,880	29	Jun-18	\$640,000	\$0	\$640,000
	111	Washington Ave.	Golden	80403	1968	1968	\$353 FR	1920	7071	2	\$44,400	6	May-18	\$694,000	\$0	\$694,000
	1917	Ford St.	Golden	80401	1547	1547	\$524 FR	1900	8120	2	\$31,800	21	Apr-18	\$810,000	\$0	\$810,000
	166 S	Kendall St.	Lakewood	80226	1508	1508	\$229 BR	1973	9932	2	\$0	41	Jan-18	\$345,000	\$0	\$345,000
	7233 W	20th Ave.	Lakewood	80214	1536	1536	\$238 Con, FR	1947	23784	2	\$22,200	110	May-18	\$365,000	\$3,350	\$361,650
	1469	Chase St.	Lakewood	80214	1606	1606	\$243 FR	1924	6350	2	\$34,800	47	May-18	\$390,000	\$0	\$390,000
	401 S	Pierson St.	Lakewood	80226	2187	2210	\$190 FR	1948	11042	2	\$0	33	Jun-18	\$415,000	\$0	\$415,000
	6010 W	1st Ave.	Lakewood	80226	2187	2284	\$191 FR	1942	6000	2	\$36,000	15	Dec-18	\$418,000	\$0	\$418,000
	7965 W	16th Ave.	Lakewood	80214	2000	2000	\$215 BR	1961	6500	2	\$0	42	Sep-18	\$430,000	\$0	\$430,000
	685	Carr St.	Lakewood	80214	2052	2052	\$220 Con, FR	1953	12458	2	\$31,200	5	Apr-18	\$450,500	\$9,000	\$441,500
	1631	Tabor St.	Lakewood	80215	3400	3600	\$132 FR	1979	8713	2	\$0	1	Aug-18	\$448,900	\$0	\$448,900
	1580	Taft St.	Lakewood	80215	1929	1929	\$233 FR	1955	7492	2	\$0	19	May-18	\$449,500	\$0	\$449,500
	1745	Teller St.	Lakewood	80214	1682	1682	\$271 BR	1963	15871	2	\$31,080	44	Sep-18	\$455,000	\$0	\$455,000
	879	Benton St.	Lakewood	80214	1366	2099	\$342 FR	1935	9904	2	\$0	5	Jun-18	\$467,000	\$0	\$467,000
	847 S	Depew St.	Lakewood	80226	2160	2160	\$220 FR	1974	12709	2	\$0	6	Aug-18	\$476,000	\$0	\$476,000
7005-7007	W 20th	Ave.	Lakewood	80214	1812	1812	\$268 FR, ?	1946	19767	2	\$36,000	141	Apr-18	\$485,000	\$0	\$485,000
	215 S	Hoyt St.	Lakewood	80226	1711	3422	\$286 FR	1966	11850	2	\$35,880	4	Apr-18	\$490,000	\$0	\$490,000
982-992	S Zephyr	Ct.	Lakewood	80226	2053	2053	\$245 FR	1970	13154	2	\$10,800	3	Aug-18	\$502,500	\$7,500	\$495,000
	14	Brentwood St.	Lakewood	80214	3048	3748	\$164.01 FR	1922	9375	2	\$33,600	5	Nov-18	\$499,900	\$0	\$499,900

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Duplex				Sq. Ft.	Total	\$/Sq. Ft	Size		Projected	on	Date	Price	SALES			
	Adresss	City	Zip	Sq.Ft.	Sq.Ft.	Construction			Income	Market			Concession	PRICE		
	1410	Brentwood St.	Lakewood	80214	2976	2976	\$175 FR	1938	9975	2	\$39,354	61	Oct-18	\$520,000	\$0	\$520,000
	409 S	Owens St.	Lakewood	80226	1650	3300	\$315 BR, FR	1958	16200	2	\$35,400	0	Aug-18	\$520,000	\$0	\$520,000
	870 S	Fenton St.	Lakewood	80226	2173	3741	\$246 BR	1965	21000	2	\$0	21	Aug-18	\$535,000	\$5,000	\$530,000
	1270	Nelson St.	Lakewood	80215	2331	2331	\$230 BR, FR	1971	14765	2	\$0	0	Mar-18	\$535,000	\$0	\$535,000
	5870 W	9th Ave.	Lakewood	80214	2880	2880	\$186 BR	1957	10716	2	\$40,470	34	Nov-18	\$536,000	\$0	\$536,000
	1680	Dover St.	Lakewood	80215	2964	3120	\$186 FR	1984	9515	2	\$48,000	2	Dec-18	\$550,000	\$0	\$550,000
	12750 W	20th Ave.	Lakewood	80215	3722	3722	\$148 BR	1977	9183	2	\$0	28	Oct-18	\$550,000	\$0	\$550,000
5662-5672	W 4th	Ave.	Lakewood	80226	2008	4016	\$274 FR	1972	14660	2	\$46,750	27	Jan-18	\$550,000	\$0	\$550,000
126-136	Wank	Way	Lakewood	80228	3700	3803	\$149 FR	1977	12463	2	\$38,000	2	Jan-18	\$550,000	\$0	\$550,000
	2585	Willow Lane	Lakewood	80215	2344	4358	\$242 BR	1964	14476	2	\$0	2	Jun-18	\$567,500	\$0	\$567,500
	539	Gray Ct.	Lakewood	80226	3870	4104	\$149 FR	1963	12792	2	\$0	2	Apr-18	\$575,000	\$0	\$575,000
	1120 S	Arbutus St.	Lakewood	80228	3558	3558	\$166 FR	1970	9397	2	\$35,500	6	Jul-18	\$590,000	\$0	\$590,000
	6909 W	25th Pl.	Lakewood	80214	2786	2786	\$215 BR, FR	1973	13050	2	\$52,800	13	Nov-18	\$600,000	\$5,000	\$595,000
2585 & 2589	Quay St.	Lakewood	80214	3520	3520	\$170 FR	1979	16343	2	\$0	1	May-18	\$600,000	\$0	\$600,000	
	9765 W	22nd Pl.	Lakewood	80215	3564	4080	\$189 BR	1971	15221	2	\$0	13	Oct-18	\$675,000	\$65,000	\$610,000
	128	Eaton Ct.	Lakewood	80226	4549	4549	\$140 BR, FR	1973	14226	2	\$56,400	1	Oct-18	\$635,000	\$0	\$635,000
	1685	Swadley St.	Lakewood	80215	3966	3966	\$165 BR	1970	10312	2	\$58,500	2	Jun-18	\$654,000	\$0	\$654,000
2415-2417	Garrison St.	Lakewood	80215	2315	2771	\$297 BR	1971	13899	2	\$44,400	3	Nov-18	\$687,500	\$15,750	\$671,750	
5860-5862	W 4th	Ave.	Lakewood	80226	6450	6450	\$109 Metal FR	1999	15142	2	\$78,000	37	Nov-18	\$700,000	\$0	\$700,000
6145	W 46th	Ave.	Wheat Ridge	80033	2344	2344	\$166 FR	1950	15653	2	\$34,800	48	Aug-18	\$389,000	\$0	\$389,000
10705	W. 48th	Ave.	Wheat Ridge	80033	1568	1568	\$261 BL	1960	13200	2	\$30,300	1	Jun-18	\$410,000	\$0	\$410,000
6755	W 33rd	Ave.	Wheat Ridge	80033	1600	1600	\$263 BR	1950	14283	2			Mar-18	\$420,000	\$0	\$420,000
2934	Ames St.	Wheat Ridge	80214	1652	1652	\$257 FR	1940	6866	2	\$3,200	3	Sep-18	\$425,000	\$0	\$425,000	
3815	Nelson St.	Wheat Ridge	80033	1584	1584	\$275 FR	1959	11151	2	\$28,800	5	Oct-18	\$435,000	\$0	\$435,000	
4683-4693	Everett Ct.	Wheat Ridge	80033	1917	1917	\$240 FR	1968	12551	2	\$0	2	May-18	\$460,000	\$2,000	\$458,000	
4763	Everett Ct.	Wheat Ridge	80033	2350	2350	\$197 FR	1967	12565	2	\$0	0	Jun-18	\$463,000	\$0	\$463,000	
4420	Zephyr St.	Wheat Ridge	80033	1905	1905	\$249 BR, FR	1958	12894	2	\$36,000	5	May-18	\$475,000	\$6,500	\$468,500	
4705	Garland St.	Wheat Ridge	80033	2164	2164	\$217 BR, FR	1960	15469	2	\$36,000	1	Jul-18	\$470,000	\$0	\$470,000	
4470	Parfet St.	Wheat Ridge	80033	1256	1256	\$386 FR	1924	17511	2	\$36,000	8	May-18	\$485,000	\$0	\$485,000	
4300	Ingalls St.	Wheat Ridge	80033	2604	2604	\$187 FR	1954	14772	2	\$31,200	3	May-18	\$485,900	\$0	\$485,900	
4090	Independence	Wheat Ridge	80033	2398	2398	\$206 Con	1960	15649	2	\$43,800	17	Feb-18	\$495,000	\$0	\$495,000	
9330 - 9340	W 45th	Ave.	Wheat Ridge	80033	2037	2849	\$245 BL, BR	1961	6447	2	\$0	0	Mar-18	\$500,000	\$0	\$500,000
3700	Fenton St.	Wheat Ridge	80212	1740	1740	\$310 BR	1956	6534	2	\$36,000	6	May-18	\$540,000	\$6,700	\$533,300	
11215	W 46th	Pl.	Wheat Ridge	80033	3740	3740	\$144 FR	1976	13222	2	\$34,860	0	Sep-18	\$540,000	\$0	\$540,000
3648	Ames St.	Wheat Ridge	80212	2200	2512	\$250 BR	1940	8305	2	\$40,200	9	Oct-18	\$550,000	\$1,600	\$548,400	
3543	Wright St.	Wheat Ridge	80333	2566	3798	\$230 FR	1965	12840	2	\$46,500	7	May-18	\$590,200	\$0	\$590,200	
4620	Holland St.	Wheat Ridge	80033	2883	2883	\$206 FR	1969	13751	2	\$43,000	12	Nov-18	\$594,900	\$2,500	\$592,400	
6755	W 33rd	Ave.	Wheat Ridge	80033	1600	1600	\$372 BL, BR, F	1950	14283	2	\$28,800	4	Jul-18	\$595,000	\$0	\$595,000
3232	Holland St.	Wheat Ridge	80033	2705	2802	\$222 FR	1961	14810	2	\$33,167	5	Sep-18	\$600,000	\$0	\$600,000	
4625	Quail St.	Wheat Ridge	80033	3476	3682	\$174 FR	1975	12467	2	\$48,000	7	Jun-18	\$605,000	\$0	\$605,000	
3631	Allison St.	Wheat Ridge	80033	3025	3688	\$213 BR, FR	1962	13909	2	\$0	6	Nov-18	\$645,000	\$800	\$644,200	
3470-3480	Saulsbury Ct.	Wheat Ridge	80033	3728	6054	\$215 BR	1971	12263	2	\$48,000	46	Nov-18	\$800,000	\$3,000	\$797,000	
Duplex							\$226	\$/Sq.Ft.			17	DOM	Average Sales Price	\$526,920		

Jefferson COUNTY				Finished	Finished	Year	Lot	Units	Annual	Days	SOLD	Sale	NET	
Triplex				Sq. Ft.	Total	Built	Size		Projected	on	Date	Price	SALES	
Adresss	City	Zip		Sq.Ft.	Construction				Income	Market			Concession	PRICE
812 5th St.	Golden	80403		2905	2905	1953	9375	3	\$64,020	9	Jun-18	\$900,000	\$0	\$900,000
1655 Pierce St.	Lakewood	80214		2124	2124	1953	7187	3	\$50,400	5	Jun-18	\$600,000	\$6,000	\$594,000
5315 W 10th Ave.	Lakewood	80214		3015	3535	1948	18800	3	\$50,150	50	Aug-18	\$995,000	\$0	\$995,000
Triplex										21	DOM	Average Sales Price		\$829,667

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Fourplex				Sq. Ft.	Total	Built	Size		Projected	on	Date	Price	SALES	
Adresss	City	Zip		Sq.Ft.	Construction				Income	Market			Concession	PRICE
5616 Yarrow St.	Arvada	80002		3324	3324	1940	6250	4	\$48,000	0	May-18	\$510,000	\$10,000	\$500,000
18243 W 3rd Ave.	Golden	80401		3898	3898	1973	10213	4	\$66,000	188	Apr-18	\$830,000	\$5,000	\$825,000
18237 W 3rd Ave.	Golden	80204		3814	3814	1973	9435	4	\$68,676	22	Sep-18	\$850,000	\$0	\$850,000
5495 W 10th Ave.	Lakewood	80214		2409	2409	1937	12763	4	\$48,000	4	Oct-18	\$450,000	\$0	\$450,000
1481 Ingalls St.	Lakewood	80214		1868	1868	1956	6249	4	\$48,000	11	Sep-18	\$580,000	\$8,000	\$572,000
10313 W 41st Ave.	Wheat Ridge	80033		4160	4160	1962	13970	4	\$57,600	0	Sep-18	\$630,000	\$22,854	\$607,146
3730 Owens St.	Wheat Ridge	80033		3588	3588	1967	8550	4	\$58,620	7	Apr-18	\$690,000	\$13,000	\$677,000
3915 Ingalls St.	Wheat Ridge	80033		2573	2573	1955	16596	4	\$48,480	11	Jun-18	\$720,000	\$0	\$720,000
4571 Everett St.	Wheat Ridge	80033		2980	2980	1962	14000	4	\$62,400	74	Jun-18	\$750,000	\$5,000	\$745,000
Fourplex										35	DOM	Average Sales Price		\$660,683

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Keith A. Hurtubise

Broker Associate

Registered Real Estate Appraiser (Inactive)

RE/MAX 100 Inc. Investment Division

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Lakewood, CO 80215

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The information on this form has been obtained mainly from the DENVER METROLIST and from sources we deem reliable; However, we do not guarantee it, nor do we assume responsibility for its accuracy.

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!



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