

ADAMS COUNTY					Finished		Finished		Year	Lot	Units	Annual	Days	SOLD	Sale	NET		
Duplex					Sq. Ft.	Total	\$/Sq. Ft.		Built	Size		Projected	on	Date	Price	Concession	SALES	
					Sq.Ft.	Sq.Ft.	Construction				Income	Market					PRICE	
	2381	Emporia	St.	Aurora	80010	960	960	\$295	FR	1958	6750	2	\$24,000	13	Feb-19	\$283,000	\$0	\$283,000
	1554	Boston	St.	Aurora	80010	1666	1666	\$176	FR	1922	6604	2	\$29,000	15	Sep-19	\$293,000	\$0	\$293,000
	1535	Hanover	St.	Aurora	80010	2512	2752	\$125	FR	1927	9525	2	\$36,000	139	Dec-19	\$315,000	\$0	\$315,000
	1921	Del Mar	Pkwy	Aurora	80010	1584	1584	\$211	BR, FR	1955	7548	2	\$24,000	5	May-19	\$335,000	\$16,080	\$318,920
	1908	Oswego	St.	Aurora	80010	1440	1440	\$222	BR, FR	1947	6350	2	\$31,200	3	Sep-19	\$320,000	\$0	\$320,000
	1772	Chester	St.	Aurora	80010	1612	1612	\$213	BR	1956	7938	2	\$28,800	68	Nov-19	\$343,000	\$2,500	\$340,500
	1980	Galena	St.	Aurora	80010	1888	2128	\$185	BR, FR	1940	6350	2	\$38,400	20	Jun-19	\$350,000	\$0	\$350,000
	1940	Del Mar	Pkwy	Aurora	80010	1584	1584	\$249	BR, FR	1955	7020	2	\$33,600	73	Oct-19	\$395,000	\$3,000	\$392,000
	1730	Del Mar	Pkwy	Aurora	80010	2252	2252	\$180	BR, FR	1955	7620	2	\$48,000	60	Sep-19	\$405,000	\$0	\$405,000
1762-1764		Chester	St.	Aurora	80010	2012	2012	\$214	FR	1956	7938	2	\$37,200	8	May-19	\$430,000	\$0	\$430,000
	123	Mather	Cir.	Brighton	80601	1536	3072	\$259	FR	1961	6970	2	\$40,800	13	Aug-19	\$398,000	\$0	\$398,000
	1137	Brighton	St.	Brighton	80601	2316	3136	\$179	FR	1972	8276	2	\$48,000	189	Apr-19	\$415,000	\$0	\$415,000
	6430	Magnolia	St.	Comm City	80022	1920	1920	\$94	FR	1950	10890	2	\$28,800	0	Jun-19	\$181,000	\$0	\$181,000
	7030	Kearney	Ct.	Comm City	80022	1360	1360	\$202	FR	1935	12544	2	\$2,400	4	Jan-19	\$275,000	\$0	\$275,000
	6941	Magnolia	St.	Comm City	80022	1872	1872	\$160	FR	1961	13896	2	\$0	3	Sep-19	\$300,000	\$4,500	\$295,500
	6480	Magnolia	St.	Comm City	80022	1200	1200	\$273	FR	1947	11326	2	\$27,000	10	Jun-19	\$328,000	\$0	\$328,000
	6385	E 78th	Way	Comm City	80022	1824	1824	\$195	FR	1984	6955	2	\$31,200	83	Mar-19	\$355,000	\$0	\$355,000
	6111	Niagara	St.	Comm City	80022	2112	2112	\$175	FR	1966	7700	2	\$0	3	Aug-19	\$370,000	\$4,400	\$365,600
	7945	Monaco	St.	Comm City	80022	2808	2856	\$133	BR, Con,	1986	9290	2	\$30,695	5	Jul-19	\$372,500	\$0	\$372,500
	6881	E 74th	Ave.	Comm City	80022	2420	2420	\$176	FR	1957	12500	2	\$29,600	35	Jul-19	\$425,000	\$0	\$425,000
	6954	Weiman	Ct.	Comm City	80022	2262	2262	\$190	FR	2001	10890	2	\$0	143	May-19	\$429,900	\$0	\$429,900
	6902	Colorado	Blvd	Comm City	80022	1930	1930	\$229	FR	1987	9200	2	\$36,480	14	May-19	\$442,500	\$7,000	\$435,500
	10182	Southlawn	Cir.	Comm City	80022	3471	3481	\$139	FR	2015	5445	2	\$46,200	1	Mar-19	\$482,500	\$400	\$482,100
	6970	E 62nd	Ave.	Comm City	80022	2454	2454	\$198	FR	1968	8280	2	\$48,774	9	Mar-19	\$487,000	\$0	\$487,000
	6820	Niagara	St.	Comm City	80022	2484	2484	\$213	FR	1962	13266	2	\$48,000	6	Aug-19	\$530,000	\$0	\$530,000
	6950	Newport	St.	Comm City	80022	3240	4860	\$182	FR	2003	7800	2	\$42,600	47	Oct-19	\$590,000	\$0	\$590,000
	3300	W 55th	Ave.	Denver	80221	1254	1600	\$279	Con, FR	1922	23845	2	\$0	56	Dec-19	\$350,000	\$0	\$350,000
	7762	Zuni	St.	Denver	80221	1976	1976	\$185	BR	1959	6600	2	\$2,700	2	Apr-19	\$365,000	\$5,000	\$360,000
6370-6380		Knox	Ct.	Denver	80221	1472	1472	\$304	FR	1961	8817	2	\$33,600	16	Apr-19	\$448,000	\$6,864	\$441,136
	3533	W 65th	Ave.	Denver	80221	3276	3508	\$151	FR	1999	9450	2	\$44,400	0	Jul-19	\$495,000	\$6,700	\$488,300
3540-3542		W 54th	Ave.	Denver	80221	1756	1756	\$363	BR, FR	1971	11326	2	\$43,200	134	Mar-19	\$637,150	\$0	\$637,150
	7976	Patricia	Dr.	Denver	80229	1976	1976	\$180	FR	1963	9375	2	\$36,000	16	Jul-19	\$356,000	\$2,500	\$353,500
	1925	Nueva Vista	Dr.	Denver	80229	1785	3570	\$230	FR	1972	9680	2	\$0	3	Aug-19	\$410,000	\$0	\$410,000
	9011	Hoffman	Way	Thornton	80229	2517	2777	\$229	BR	1954	7841	2	\$49,000	8	Feb-19	\$577,000	\$0	\$577,000
Duplex								\$206	\$/Sq.Ft.					35	DOM	Average Sales Price	\$394,988	

ADAMS COUNTY				Finished	Finished	Year	Lot	Units	Annual	Days	SOLD	Sale	NET		
Triplex				Sq. Ft.	Total	Built	Size		Projected	on	Date	Price	SALES		
Address	City	Zip		Sq.Ft.	Sq.Ft.	Construction			Income	Market		Concession	PRICE		
1727-1737	Alton St.	Aurora	80010	1440	1440	\$307 FR	1952	9970	3	\$35,100	4	Apr-19	\$442,000	0	\$442,000
2041 N	Florence St.	Aurora	80010	2368	2368	\$232 BL	1954	7938	3	\$41,400	3	Jul-19	\$550,000	0	\$550,000
14148 E	22nd Pl.	Aurora	80011	4851	4851	\$144 BR	1973	10019	3	\$64,740	4	Sep-19	\$697,500	0	\$697,500
347	Jessup St.	Brighton	80601	2064	2064	\$242 FR	1963	12060	3	\$42,600	22	Feb-19	\$499,000	7500	\$491,500
Triplex						\$231	\$/Sq.Ft.			8	DOM	Average Sales Price		\$545,250	

ADAMS COUNTY				Finished	Finished	Year	Lot	Units	Annual	Days	SOLD	Sale	NET		
Fourplex				Sq. Ft.	Total	Built	Size		Projected	on	Date	Price	SALES		
Address	City	Zip		Sq.Ft.	Sq.Ft.	Construction			Income	Market		Concession	PRICE		
1769	Clinton St.	Aurora	80010	4056	4056	\$137 BR, FR	1952	6350	4	\$52,800	45	Feb-19	\$555,000	\$0	\$555,000
1990	Eagle St.	Aurora	80011	3740	3740	\$166 FR	1980	12000	4	\$57,600	15	Sep-19	\$620,000	\$0	\$620,000
1960	Eagle St.	Aurora	80011	3740	3740	\$172 FR	1979	12000	4	\$57,600	10	Oct-19	\$643,000	\$0	\$643,000
2151 E	Bridge St.	Brighton	80601	4224	5376	\$154 BR, FR	1985	8189	4	\$69,600	13	Dec-19	\$650,000	\$5,000	\$645,000
1534	Walnut Dr.	Brighton	80601	4256	4256	\$187 Con, FR	1999	13344	4	\$72,000	5	Sep-19	\$795,000	\$1,500	\$793,500
453 N	20th Ave.	Brighton	80601	5040	5040	\$184 FR	1987	11000	4	\$81,600	44	Sep-19	\$929,500	\$0	\$929,500
3390 W	66th Ave.	Denver	80221	4020	4020	\$174 Other	1982	12544	4	\$0	10	Jul-19	\$700,000	\$43,000	\$657,000
3392 W	66th Ave.	Denver	80221	4020	4020	\$174 Other	1983	12544	4	\$0	10	Jul-19	\$700,000	\$43,000	\$657,000
3394 W	66th Ave.	Denver	80221	4020	4020	\$174 Other	1983	16215	4	\$0	10	Jul-19	\$700,000	\$43,000	\$657,000
4245 W	70th Pl.	Westminster	80030	3550	3778	\$183 BR, FR	1962	7058	4	\$55,200	120	Oct-19	\$650,000	\$0	\$650,000
7240	Tennyson St.	Westminster	80030	3648	3648	\$189 BR	1962	11310	4	\$60,000	6	Apr-19	\$690,000	\$0	\$690,000
7115	Stuart St.	Westminster	80030	2944	2944	\$248 BR, FR	1962	13600	4	\$60,000	87	Jun-19	\$730,000	\$0	\$730,000
Fourplex						\$179	\$/Sq.Ft.			31	DOM	Average Sales Price		\$685,583	

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