

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
1035 W 12th Ave.	Denver	80204	1346	1346		\$234	Other	1890	4120	2	\$0	22	Dec-19	\$315,000	\$0	\$315,000
1035 W 12th Ave.	Denver	80204	1346	1346		\$274	FR	1890	4120	2	\$36,000	1	Dec-19	\$369,360	\$0	\$369,360
467 Fox St.	Denver	80204	1104	1104		\$340	BR, FR	1890	4400	2	\$26,400	0	Jun-19	\$375,000	\$0	\$375,000
443 Inca St.	Denver	80204	1213	1213		\$322	Con	1886	5250	2	\$25,000	67	Dec-19	\$390,000	\$0	\$390,000
1001 Stuart St.	Denver	80204	1440	1440		\$302	BL,FR	1961	6250	2	\$38,000	5	May-19	\$435,000	\$6,700	\$428,300
629 King St.	Denver	80204	1006	1006		\$432	FR	1900	9650	2	\$0	3	Mar-19	\$435,000	\$1,000	\$434,000
820 Newton St.	Denver	80204	1480	1480		\$338	Con, FR	1952	5870	2	\$34,800	19	May-19	\$500,000	\$0	\$500,000
1438 Wolff St.	Denver	80204	1565	1565		\$328	BR	1941	6250	2	\$0	11	May-19	\$514,000	\$11,450	\$502,550
530 Inca St.	Denver	80204	1633	1833		\$310	BR, FR	1890	6250	2	\$48,000	26	May-19	\$507,000	\$0	\$507,000
1431 Zenobia St.	Denver	80204	2100	2162		\$262	BR, FR	1952	6250	2	\$4,000	0	Apr-19	\$550,000	\$0	\$550,000
1463 Yates St.	Denver	80204	1329	1329		\$424	BR	1904	6250	2	\$56,292	6	Feb-19	\$563,000	\$0	\$563,000
1403 Quitman St.	Denver	80204	2346	2346		\$251	BR	1929	4030	2	\$40,000	11	Aug-19	\$590,000	\$10,761	\$579,239
450 Delaware St.	Denver	80204	1872	1962		\$426	BL,FR	1896	4755	2	\$60,000	169	Aug-19	\$798,000	\$0	\$798,000
3440 N Harrison St.	Denver	80205	2100	2100		\$210	BR	1949	9260	2	\$32,400	3	Feb-19	\$440,000	\$0	\$440,000
3418 N Cook St.	Denver	80205	1383	1383		\$352	BR	1964	6250	2	\$33,480	5	Aug-19	\$487,500	\$0	\$487,500
3025 N Columbine St.	Denver	80205	2400	2400		\$221	BR	1947	6280	2	\$0	4	Sep-19	\$531,000	\$0	\$531,000
3336 Adams St.	Denver	80205	2013	2013		\$278	FR	2003	6740	2	\$45,000	0	Jan-19	\$560,000	\$0	\$560,000
3615 Monroe St.	Denver	80205	1536	1536		\$368	FR	1949	6240	2	\$40,600	26	Aug-19	\$565,000	\$3,000	\$562,000
721-723 E 22nd Ave.	Denver	80205	1523	1523		\$387	BR	1891	2317	2	\$0	8	Oct-19	\$590,000	\$0	\$590,000
3440 N Franklin St.	Denver	80205	2346	2346		\$277	BR	1890	6280	2	\$46,772	6	Apr-19	\$650,000	\$0	\$650,000
1253 Jackson St.	Denver	80206	1652	1652		\$337	BR	1953	4460	2	\$36,000	10	Oct-19	\$556,000	\$0	\$556,000
3340 Cherry St.	Denver	80207	1617	1617		\$264	BR	1961	6250	2	\$0	7	Jun-19	\$427,680	\$0	\$427,680
3619 & 3621 Holly St.	Denver	80207	1706	1706		\$255	BR	1954	6250	2	\$0	6	Jun-19	\$435,000	\$0	\$435,000
3608 Leyden St.	Denver	80207	1630	1630		\$276	BR	1953	6250	2	\$38,400	19	Aug-19	\$450,000	\$0	\$450,000
3405 Bellaire St.	Denver	80207	2984	2984		\$172	FR	1958	6250	2	\$54,000	22	Nov-19	\$513,500	\$6,500	\$507,000
3211 Ivanhoe St.	Denver	80207	1675	2504		\$310	FR	1955	6250	2	\$0	30	Mar-19	\$520,000	\$0	\$520,000
2229-2231 Newport St.	Denver	80207	2954	2954		\$215	BR	1948	6500	2	\$48,000	13	May-19	\$634,000	\$0	\$634,000
3290 N Cherry St.	Denver	80207	2706	2706		\$277	FR	1990	6250	2	\$61,000	6	Aug-19	\$750,000	\$3,515	\$746,485
421 E Alameda Ave.	Denver	80209	1747	2247		\$306	BR	1909	2377	2	\$0	61	Jul-19	\$534,500	\$0	\$534,500
490 S Corona St.	Denver	80209					BR, FR	1920	6030	2			Sep-19	\$755,000	\$0	\$755,000
303-307 S Gilpin St.	Denver	80209	3373	4106		\$274	BR	1923	10100	2	\$0	4	Jan-19	\$925,000	\$0	\$925,000
2543 S Lincoln St.	Denver	80210	1804	1850		\$285	BR	1923	6250	2	\$36,540	5	Mar-19	\$515,000	\$5,000	\$510,000
2525-2527 S University Blvd	Denver	80210	1873	1976		\$288	BR	1955	3870	2	\$34,800	12	Jan-19	\$540,000	\$0	\$540,000
2100 S Sherman St.	Denver	80210	1807	1807		\$327	BL, BR	1949	6640	2	\$45,000	12	Jul-19	\$590,000	\$5,000	\$585,000
2430 S Ogden St.	Denver	80210	1947	1947		\$303	BR, FR	1954	6250	2	\$38,400	9	Feb-19	\$590,100	\$0	\$590,100
2640 S York St.	Denver	80210	1693	1786		\$360	BR	1952	6250	2	\$39,180	11	May-19	\$610,000	\$0	\$610,000
1380 S Washington St.	Denver	80210	2088	2314		\$298	BR	1929	6250	2	\$38,200	124	Sep-19	\$622,000	\$11,000	\$611,000
2443-2445 S RACE St.	Denver	80210	1691	1691		\$377	BR	1957	6250	2	\$41,880	0	Sep-19	\$637,050	\$12,000	\$625,050
2001 S Pearl St.	Denver	80210	1633	1633		\$412	BR	1953	6250	2	\$10,000	1	Jun-19	\$672,000	\$0	\$672,000

Denver County Duplex					Finished	Finished	Year	Lot	Units	Annual	Days	SOLD	Sale	NET			
Adresss	City	Zip	Sq. Ft.	Total	Sq. Ft.	\$/Sq. Ft	Built	Size		Projected	on	Date	Price	SALES			
						Construction				Income	Market		Concession	PRICE			
2119 S	Ogden	St.	Denver	80210	3000	3030	\$287	BR, FR	1891	9370	2	\$62,400	159	Oct-19	\$861,000	\$0	\$861,000
2087 S	Grant	St.	Denver	80210	5510	6103	\$160	FR	1900	6250	2	\$78,000	19	May-19	\$880,000	\$10,000	\$870,000
4478-80	Federal	Blvd	Denver	80211	1500	1620	\$356	BL	1951	6370	2	\$38,400	7	Nov-19	\$534,200	\$65,000	\$469,200
3401-3403	Navajo	St.	Denver	80211	1166	1166	\$419	BR	1886	3128	2	\$33,000	5	Jan-19	\$488,500	\$0	\$488,500
3434 W	29th	Ave.	Denver	80211	1848	1848	\$284	BR, FR	1940	6250	2	\$37,740	56	Aug-19	\$525,000	\$4,000	\$521,000
4232-4230	Pecos	St.	Denver	80211	1497	1497	\$354	FR	1963	5140	2	\$0	13	Jul-19	\$530,460	\$0	\$530,460
1533 W	40th	Ave.	Denver	80211	1488	1488	\$380	FR	1963	6270	2	\$36,000	5	May-19	\$565,000	\$0	\$565,000
4339	Eliot	St.	Denver	80211	1565	1565	\$366	BL, BR, C	1952	5510	2	\$40,236	5	Jan-19	\$572,000	\$0	\$572,000
4409-4411	Umatilla	St.	Denver	80211	2044	2321	\$287	FR	1942	3250	2	\$47,500	35	Sep-19	\$586,000	\$500	\$585,500
3142 W	26th	Ave.	Denver	80211	1950	2150	\$326	BR	1890	3130	2	\$1	14	Jul-19	\$636,500	\$2,000	\$634,500
3959	Lipan	St.	Denver	80211	3214	3603	\$208	BR	1961	9420	2	\$36,158	43	Apr-19	\$670,000	\$0	\$670,000
2620 / 2616	Irving	St.	Denver	80211	1435	2735	\$477	BR, FR	1921	5790	2	\$43,200	5	Jul-19	\$685,000	\$0	\$685,000
3369 W	33rd	Ave.	Denver	80211	1756	3512	\$427	BR, FR	1960	6250	2	\$48,000	5	Mar-19	\$750,000	\$0	\$750,000
3423 W	39th	Ave.	Denver	80211	2363	2461	\$332	FR	1953	5620	2	\$45,600	13	Aug-19	\$785,000	\$0	\$785,000
3059 W	37th	Ave.	Denver	80211	2805	3110	\$294	FR	1951	7810	2	\$54,000	3	Aug-19	\$825,000	\$2,500	\$822,500
2118 W	28th	Ave.	Denver	80211	1941	2441	\$425	BL	1890	1865	2	\$54,300	15	Jun-19	\$825,000	\$0	\$825,000
2112 W	28th	Ave.	Denver	80211	1941	2441	\$431	BL	1890	1865	2	\$56,300	7	Aug-19	\$837,500	\$0	\$837,500
4348	Umatilla	St.	Denver	80211	2841	3116	\$329	BR, FR	1896	6250	2	\$48,000	17	May-19	\$935,000	\$1,000	\$934,000
3926	Kalamath	St.	Denver	80211	2140	2140	\$444	BR, FR,St	2019	3120	2	\$0	64	Aug-19	\$950,000	\$0	\$950,000
3625-3627	Kalamath	St.	Denver	80211	2835	2835	\$383	FR	2018	3120	2	\$65,940	57	Jul-19	\$1,085,000	\$3,000	\$1,082,000
2930 W	24th	Ave.	Denver	80211	2990	2990	\$375	FR	2018	2773	2	\$34,800	0	Jun-19	\$1,119,795	\$0	\$1,119,795
4820	Fenton	St.	Denver	80212	2017	2017	\$231	Con, FR	1953	6210	2	\$37,800	74	Dec-19	\$465,000	\$2,660	\$462,340
2637-2639	Yates	St.	Denver	80212	1591	1632	\$327	FR	1953	1036	2	\$60,000	5	Mar-19	\$520,000	\$0	\$520,000
4936-38	W 38th	Ave.	Denver	80212	2240	2259	\$261	FR	1925	5500	2	\$48,000	38	Jan-19	\$585,000	\$2,000	\$583,000
4724-4728	W 32nd	Ave.	Denver	80212	1370	1370	\$522	BR	1953	6300	2	\$44,500	7	Apr-19	\$715,000	\$0	\$715,000
4420-4422	W 27th	Ave.	Denver	80212	1688	1688	\$432	BR	1954	6870	2	\$44,400	30	Mar-19	\$730,000	\$5,000	\$725,000
5063-5065	W 36th	Ave.	Denver	80212	3033	3095	\$256	BR, FR	1958	5800	2	\$49,800	10	Jul-19	\$775,000	\$800	\$774,200
4733-4735	Josephine	St.	Denver	80216	2196	2196	\$209	FR	2000	9679	2	\$27,041	48	Oct-19	\$460,000	\$4,074	\$455,926
4337	Cook	St.	Denver	80216	2706	2706	\$188	FR	1999	6266	2	\$45,480	4	Aug-19	\$509,000	\$0	\$509,000
421-425	N Corona	St.	Denver	80218	1874	2274	\$225	BR	1902	6250	2	\$96,000	43	Jul-19	\$422,500	\$0	\$422,500
916 N	Lafayette	St.	Denver	80218	1906	2457	\$323	BR	1902	4167	2	\$0	36	Feb-19	\$615,000	\$0	\$615,000
28 N	Corona	St.	Denver	80218	2240	2290	\$335	BL,FR	1907	4760	2	\$57,600	25	Nov-19	\$750,000	\$750	\$749,250
770	Clarkson	St.	Denver	80218	4123	4123	\$206	Other	1904	6250	2	\$96,000	77	Nov-19	\$850,000	\$0	\$850,000
615-619	Clarkson	St.	Denver	80218	3618	3618	\$268	BR	1922	7060	2	\$81,600	142	Jan-19	\$970,000	\$2,000	\$968,000
1105 S	Zenobia	St.	Denver	80219	880	880	\$318	FR	1951	7500	2	\$0	22	Jan-19	\$280,000	\$3,000	\$277,000
178	Julian	St.	Denver	80219	1144	1144	\$275	BL	1948	6240	2	\$24,000	4	Jul-19	\$315,000	\$0	\$315,000
149-151	S Irving	St.	Denver	80219	1160	1532	\$302	FR	1926	6250	2	\$30,000	5	Feb-19	\$350,000	\$0	\$350,000
440 S	Stuart	St.	Denver	80219	1588	1588	\$229	FR	1948	6950	2	\$30,000	31	Jul-19	\$364,000	\$2,000	\$362,000
55	Osceola	St.	Denver	80219	1664	1664	\$222	FR	1972	6240	2	\$25,386	2	Oct-19	\$370,000	\$4,500	\$365,500
107	Hooker	St.	Denver	80219	1346	1346	\$275	BR, Con	1954	8130	2	\$28,000	1	Mar-19	\$370,000	\$0	\$370,000

Denver County Duplex				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			
1450	S	Eliot	St.	Denver	80219	1705	2261	\$239	BR	1955	7070	2	\$30,000	36	Jul-19	\$408,000	\$4,500	\$403,500
701-705	S	Quitman	St.	Denver	80219	3000	3120	\$156	BR	1958	6150	2	\$43,200	22	Sep-19	\$467,000	\$0	\$467,000
927	S	Yates	St.	Denver	80219	2242	2242	\$219	FR	1934	15600	2	\$0	39	May-19	\$490,000	\$0	\$490,000
3193	W	Alabama	Pl.	Denver	80219	1693	1693	\$301	BR	1959	7100	2	\$40,000	11	May-19	\$510,000	\$0	\$510,000
1427	S	Federal	Blvd	Denver	80219	2400	2400	\$292	FR	1921	23484	2	\$54,000	76	Jan-19	\$700,000	\$19,600	\$680,400
1123-1125	N	Xenia	St.	Denver	80220	1464	1464	\$273	FR	1959	4435	2	\$33,600	20	Apr-19	\$400,000	\$0	\$400,000
1119-1121		Xenia	St.	Denver	80220	1464	1464	\$280	FR	1959	7500	2	\$25,441	12	Jun-19	\$410,000	\$0	\$410,000
1545		Willow	St.	Denver	80220	2110	2449	\$241	BR, FR	1948	6850	2	\$24,577	6	Aug-19	\$507,500	\$5,000	\$502,500
1597-1595		Valentia	St.	Denver	80220	1802	1848	\$297	BR	1961	6250	2	\$0	13	Jan-19	\$535,000	\$0	\$535,000
1444		Birch	St.	Denver	80220	1941	2092	\$347	BR	1939	6220	2	\$44,400	3	Apr-19	\$674,000	\$5,900	\$668,100
2246	S	Dexter	St.	Denver	80222	2898	2898	\$225	FR	1978	6169	2	\$52,800	6	Feb-19	\$653,125	\$0	\$653,125
1455	W	Dakota	Ave.	Denver	80223	2632	2632	\$209	FR	2000	9370	2	\$48,000	50	Apr-19	\$550,000	\$0	\$550,000
2035-2037	S	Acoma	St.	Denver	80223	1600	1600	\$353	BL	1957	6250	2	\$40,680	5	Sep-19	\$565,000	\$0	\$565,000
345		Delaware	St.	Denver	80223	1169	2069	\$557	BR	1917	5000	2	\$54,000	4	Dec-19	\$651,000	\$2,500	\$648,500
<b>Duplex</b>								<b>\$307</b>	<b>\$/Sq.Ft.</b>				<b>24</b>	<b>DOM</b>	<b>Average Sales Price</b>	<b>\$585,108</b>		

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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!



Denver County				Finished		Finished		Year		Lot		Units		Annual		Days		SOLD		Sale		NET	
Triplex				Sq. Ft.		\$/Sq. Ft		Built		Size				Projected		on		Date		Price		SALES	
Adresss		City		Zip		Sq.Ft.		Construction						Income		Market				Concession		PRICE	
520	E 1st	Ave.	Denver	80203	2290	2890	\$393	BR, FR	1900	2529	3	\$72,204	22	Feb-19	\$900,000	\$8,000	\$892,000						
65	N Sherman	St.	Denver	80203	2346	2814	\$443	BR	1896	4620	3	\$108,000	0	May-19	\$1,040,000	\$0	\$1,040,000						
3126	W 8th	Ave.	Denver	80204	2091	2091	\$184	FR	1940	5860	3	\$32,460	62	Oct-19	\$385,000	\$0	\$385,000						
663	Inca	St.	Denver	80204	3642	4027	\$213	BR	1899	4567	3	\$52,740	14	Dec-19	\$775,000	\$0	\$775,000						
979	Kalamath	St.	Denver	80204	2985	3021	\$355	BL,FR	1890	4500	3	\$96,000	13	Oct-19	\$1,060,000	\$28,000	\$1,032,000						
3016	Stout	St.	Denver	80205	2382	2742	\$340	FR	1884	4687	3	\$51,600	7	Oct-19	\$809,000	\$4,075	\$804,925						
2247	E 12th	Ave.	Denver	80206	2980	3076	\$246	BR, FR	1904	4690	3	\$51,600	-3	Jan-19	\$734,000	\$14,000	\$720,000						
1588	Detroit	St.	Denver	80206	2346	2934	\$348	FR	1890	4680	3	\$0	103	Sep-19	\$817,500	\$8,900	\$808,600						
2247	E 12th	Ave.	Denver	80206	2914	2958	\$297	BR, FR	1904	4690	3	\$61,793	87	Dec-19	\$865,000	\$0	\$865,000						
33	S Grant	St.	Denver	80209	2176	2400	\$285	BR	1904	3120	3	\$46,800	21	Oct-19	\$620,450	\$0	\$620,450						
502	S Sherman	St.	Denver	80209	1934	1934	\$388	BL, Con	1905	6250	3	\$57,600	0	May-19	\$750,000	\$0	\$750,000						
2035	S Milwaukee	St.	Denver	80210	2495	2495	\$319	FR	1949	7500	3	\$59,427	167	Aug-19	\$797,070	\$0	\$797,070						
1637	S Sherman	St.	Denver	80210	3347	5094	\$321	BR	1963	9370	3	\$65,000	44	May-19	\$1,075,000	\$5,200	\$1,069,800						
2320	W 34th	Ave.	Denver	80211	2487	2487	\$328	BR	1960	8907	3	\$54,000	3	May-19	\$815,000	\$0	\$815,000						
3655	Tejon	St.	Denver	80211	2946	2946	\$324	BR	1938	6160	3	\$62,800	20	Apr-19	\$955,000	\$0	\$955,000						
4330	Quitman	St.	Denver	80212	2152	2788	\$395	BR, FR	1911	6240	3	\$57,480	3	Jul-19	\$850,000	\$7,000	\$843,000						
4431	Osceola	St.	Denver	80212	4388	5016	\$256	BR	1968	9370	3	\$72,000	87	Dec-19	\$1,125,000	\$0	\$1,125,000						
4733	Vine	St.	Denver	80216	1705	1705	\$317	BR	1893	5750	3	\$48,000	6	Aug-19	\$540,000	\$4,000	\$536,000						
394	Clarkson	St.	Denver	80218	3056	3056	\$312	BR	1910	6250	3	\$63,000	3	Sep-19	\$952,300	\$0	\$952,300						
647	N Ogden	St.	Denver	80218	5363	5363	\$232	FR	1923	9370	3	\$92,718	10	May-19	\$1,243,125	\$0	\$1,243,125						
4391	W Dakota	Ave.	Denver	80219	1591	1591	\$242	FR	1938	6250	3	\$0	20	May-19	\$385,000	\$0	\$385,000						
4590	W Dakota	Ave.	Denver	80219	2343	3124	\$256	BR	1962	9370	3	\$50,400	49	Sep-19	\$599,900	\$0	\$599,900						
978	S Utica	St.	Denver	80219	3220	3220	\$192	BR, FR	1980	9400	3	\$50,400	6	Nov-19	\$618,000	\$0	\$618,000						
934	S Utica	St.	Denver	80219	2676	2676	\$247	FR	1964	12500	3	\$55,200	13	May-19	\$660,000	\$0	\$660,000						
50	S Alcott	St.	Denver	80219	5290	5290	\$139	BR	1890	13296	3	\$72,000	185	Dec-19	\$735,000	\$0	\$735,000						
<b>Triplex</b>							<b>\$295</b>	<b>\$/Sq.Ft.</b>			<b>38</b>	<b>DOM</b>	<b>Average Sales Price</b>	<b>\$801,087</b>									

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Adresss	City	Zip				Construction										
100 N Lincoln St.	Denver	80203	1100	3419	\$968	BR	1900	6250	4	\$104,340	7	Aug-19	\$1,065,000	\$0	\$1,065,000	
4829 W 11th Ave.	Denver	80204	2896	2896	\$209	BR	1960	6490	4	\$0	67	Nov-19	\$606,000	\$0	\$606,000	
901-903 Wolff St.	Denver	80204	3320	3320	\$245	BR	1962	6350	4	\$72,300	33	Aug-19	\$815,000	\$1,500	\$813,500	
444 Bannock St.	Denver	80204	3891	3891	\$289	BR	1888	6900	4	\$91,982	27	Oct-19	\$1,125,000	\$0	\$1,125,000	
1415 Quitman St.	Denver	80204	4348	4348	\$274	BR	1926	7810	4	\$81,000	27	Jul-19	\$1,190,000	\$2,950	\$1,187,050	
2800 Monroe St.	Denver	80205	4158	4158	\$269	BR	1961	13200	4	\$50,230	77	Mar-19	\$1,120,000	\$0	\$1,120,000	
1520 York St.	Denver	80205	5144	5144	\$224	BR, FR	1893	5915	4	\$81,479	7	Aug-19	\$1,150,000	\$0	\$1,150,000	
2428 Tremont Pl.	Denver	80205	3446	3716	\$392	BR	1902	4698	4	\$96,000	3	Oct-19	\$1,350,000	\$3,000	\$1,347,000	
1311 Race St.	Denver	80206	4133	5714	\$236	BL	1891	6650	4	\$70,560	6	Jun-19	\$975,000	\$0	\$975,000	
26 S Sherman St.	Denver	80209	2036	2436	\$356	BR	1890	4679	4	\$58,800	4	May-19	\$725,000	\$15,000	\$710,000	
1881 S Jackson St.	Denver	80210	3260	3260	\$288	BR	1956	6350	4	\$74,040	56	Sep-19	\$937,500	\$0	\$937,500	
1218 S Sherman St.	Denver	80210	3328	3617	\$297	BR	1891	9070	4	\$82,641	21	Dec-19	\$990,000	\$0	\$990,000	
1339 S Grant St.	Denver	80210	3096	3096	\$333	BR	1955	9370	4	\$69,160	30	Nov-19	\$1,030,000	\$0	\$1,030,000	
2375 S Lafayette St.	Denver	80210	2795	2795	\$376	FR	1946	12500	4	\$70,740	4	Jul-19	\$1,050,000	\$0	\$1,050,000	
2449-2479 W 41st Ave.	Denver	80211	3481	3481	\$263	FR	1953	10454	4	\$66,000	72	Oct-19	\$915,000	\$0	\$915,000	
4468-76 Federal Blvd	Denver	80211	2850	2970	\$343	BL	1951	9554	4	\$49,200	7	Nov-19	\$978,500	\$0	\$978,500	
4468 Federal Blvd	Denver	80211	4350	4350	\$348	BL	1951	15900	4	\$110,400	84	Nov-19	\$1,512,700	\$6,500	\$1,506,200	
3970 W Utica St.	Denver	80212	2856	2856	\$315	FR	1954	6000	4	\$54,600	3	May-19	\$900,000	\$0	\$900,000	
1130 N Ogden St.	Denver	80218	3528	3528	\$241	BR	1908	6230	4	\$68,400	164	May-19	\$850,000	\$0	\$850,000	
1259 Clarkson St.	Denver	80218	2940	3140	\$322	BR	1896	4688	4	\$73,200	3	Jun-19	\$947,000	\$8,000	\$939,000	
30 N Clarkson St.	Denver	80218	3116	3116	\$329	FR	1913	6098	4	\$79,612	7	Aug-19	\$1,025,000	\$0	\$1,025,000	
1130 N Downing St.	Denver	80218	2778	3008	\$378	BR, FR	1892	4687	4	\$73,833	0	Sep-19	\$1,050,000	\$0	\$1,050,000	
1101 N Emerson St.	Denver	80218	4400	4400	\$282	BR	1894	4791	4	\$99,498	144	Sep-19	\$1,242,500	\$0	\$1,242,500	
1471 N High St.	Denver	80218	5366	6015	\$242	BR, FR	1896	6250	4	\$10,537	18	Jan-19	\$1,300,000	\$5,000	\$1,295,000	
1570 Tamarac St.	Denver	80220	3898	3898	\$185	BR	1965	6225	4	\$67,200	2	Oct-19	\$720,000	\$3,329	\$716,671	
2350 S Linden Ct.	Denver	80222	3234	3234	\$217	BR	1968	6521	4	\$60,819	7	Jul-19	\$703,000	\$0	\$703,000	
2275-2281 S Cherokee St.	Denver	80223	2603	3738	\$380	BL	1954	12500	4	\$93,600	1	Sep-19	\$990,000	\$0	\$990,000	
<b>Fourplex</b>					<b>\$319</b>	<b>\$/Sq.Ft.</b>					<b>33</b>	<b>DOM</b>	<b>Average Sales Price</b>	<b>\$1,008,034</b>		

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