

ADAMS COUNTY				Finished	Finished	Year	Lot		Annual	Days	SOLD	Sale	NET				
Duplex				Sq. Ft.	Total	\$/Sq. Ft	Size	Units	Projected	on	Date	Price	Concession	SALES			
Adresss	City	Zip	Construction						Income	Market				PRICE			
1570	Geneva	St.	Aurora	80010	1996	1996	\$135	Fr	1920	6350	Duplex		31	Jun-20	\$270,000	\$0	\$270,000
6480-6482	Newport	St.	Comm City	80022	1488	1488	\$218	Cmnt Side, Fr, Wd Side	1953	12470	Duplex	\$36,000	38	Feb-20	\$325,000	\$0	\$325,000
6751	E 72nd	Pl.	Comm City	80022	1776	1776	\$191	Br, Fr, Vin Side	1982	4520	Duplex	\$26,300	65	Feb-20	\$340,000	\$0	\$340,000
176	N 6th	Ave.	Brighton	80601	1592	1592	\$220	Br	1967	7500	Duplex	\$33,600	6	Feb-20	\$350,000	\$0	\$350,000
6440	E 80th	Ave.	Comm City	80022	1849	1849	\$197	Cmnt Side, Fr	1972	11160	Duplex	\$31,200	118	Jul-20	\$364,500	\$0	\$364,500
6521	E 70th	Pl.	Comm City	80022	1723	1723	\$218	Fr	1916	11156	Duplex	\$33,600	38	Dec-20	\$375,000	\$0	\$375,000
55	N 10th	Ave.	Brighton	80601	1728	1728	\$218	Conc, Fr, Vin Side	2006	7500	Duplex		10	Jun-20	\$376,500	\$0	\$376,500
6170	E 64th	Pl.	Comm City	80022	1776	1776	\$217	Fr	1982	6300	Duplex	\$29,915	6	May-20	\$385,000	\$500	\$384,500
9774	Fred	Dr.	Northglenn	80260	1707	1707	\$226	Fr	1993	9434	Duplex		1	Nov-20	\$385,000	\$0	\$385,000
3215-3225	W Hawthorne	Pl.	Denver	80221	1556	1556	\$255	Fr, Wd Side	1972	10050	Duplex	\$30,000	8	Feb-20	\$396,000	\$0	\$396,000
5996	Olive	St.	Comm City	80022	2650	2650	\$151	Fr	1980	5625	Duplex	\$31,000	38	Aug-20	\$400,000	\$3,000	\$397,000
5459	E 69th	Ave.	Comm City	80022	2262	2262	\$186	Fr	2001	10890	Duplex	\$32,400	1	Oct-20	\$420,500	\$3,000	\$417,500
5403	E 69th	Ave.	Comm City	80022	2262	2262	\$188	Br, Fr	2001	10890	Duplex		3	Apr-20	\$425,000	\$4,940	\$420,060
6111	Niagara	St.	Comm City	80022	2112	2112	\$206	Br, Fr	1966	7700	Duplex	\$0	29	Jan-20	\$435,000	\$5,000	\$430,000
6252	Pontiac	St.	Comm City	80022	1878	1878	\$234	Fr	1984	7015	Duplex	\$38,400	0	Dec-20	\$440,000	\$0	\$440,000
5770	Niagara	St.	Comm City	80022	3024	3024	\$147	Fr, Vin Side	1983	8850	Duplex		149	Oct-20	\$445,000	\$0	\$445,000
5856	Newport	St.	Comm City	80022	1870	1870	\$238	Fr, Wd Side	1932	14438	Duplex	\$39,900	4	Mar-20	\$445,000	\$0	\$445,000
2535-2537	W 55th	Ave.	Denver	80221	2048	2048	\$220	Fr, Vin Side	1949	20667	Duplex	\$0	1	Jan-20	\$450,000	\$365	\$449,635
7006	E 72nd	Ave.	Comm City	80022	2160	2160	\$208	Fr	2004	8970	Duplex		38	Aug-20	\$450,000	\$0	\$450,000
1948	Dayton	St.	Aurora	80010	1998	1998	\$233	Br, Fr	1964	6350	Duplex	\$43,200	139	Nov-20	\$465,000	\$0	\$465,000
7110	E 63rd	Ave.	Comm City	80022	1878	1878	\$266	Fr	1985	7014	Duplex		6	Nov-20	\$500,000	\$0	\$500,000
7031	E 69th	Pl.	Comm City	80022	1411	1411	\$354	Fr	1948	15750	Duplex		18	Nov-20	\$500,000	\$0	\$500,000
3923	W 89th	Way	Westminster	80031	3730	3730	\$136	Br, Fr, Wd Side	1972	8960	Duplex	\$42,000	9	Jan-20	\$505,440	\$0	\$505,440
1845	Nueva Vista	Dr.	Thornton	80229	3570	3570	\$146	Br, Fr	1972	9570	Duplex		88	Aug-20	\$520,000	\$7,500	\$512,500
6725	King	St.	Denver	80221	977	1954	\$540	STco	1960	9375	Duplex	\$41,856	2	Sep-20	\$527,500	\$15,000	\$512,500
3603	W 90th	Pl.	Westminster	80031	3380	3760	\$154	Fr, Wd Side	1973	9000	Duplex	\$43,200	57	Feb-20	\$519,900	\$1,000	\$518,900
8810	Lipan	St.	Thornton	80260	2740	2740	\$192	Fr	1978	9900	Duplex	\$35,940	4	Oct-20	\$525,000	\$3,900	\$521,100
3660-3662	90th	Ave.	Westminster	80031	1816	1816	\$289	Fr	1973		Duplex		3	Oct-20	\$525,000	\$0	\$525,000
6741-6743	Hooker	St.	Denver	80221	2052	4104	\$268	Fr	2003	6250	Duplex	\$46,620	12	Oct-20	\$550,000	\$0	\$550,000
6665	Knox	Ct.	Denver	80221	3960	4560	\$144	Fr	2006	6250	Duplex	\$46,800	61	Sep-20	\$570,000	\$5,610	\$564,390
212	N 11th	Ct.	Brighton	80601	3192	3546	\$180	Br, Fr	1972	6935	Duplex	\$44,400	13	Feb-20	\$575,000	\$5,500	\$569,500
5231	Lowell	Blvd	Denver	80221	1992	1992	\$335	Fr, Wd Side	1942	7270	Duplex	\$48,000	29	Jan-20	\$667,476	\$6,476	\$661,000
5341	King	Ct.	Denver	80221	1912	1912	\$355	Br, Fr	1972	11400	Duplex	\$0	95	Mar-20	\$678,000	\$0	\$678,000
2525	W 65th	Pl.	Denver	80221	2745	4075	\$266	Cmnt Side, Fr, STco	1937	18000	Duplex		18	Aug-20	\$730,000	\$0	\$730,000
Duplex	Averages						\$227	\$/Sq.Ft.					33	DOM	Average Sales Price		\$463,942

ADAMS COUNTY																	
Triplex																	
Address	City	Zip	Finished Sq. Ft.	Total Sq.Ft.	Finished \$/Sq. Ft.	Construction	Year Built	Lot Size	Annual Projected Income	Days on Market	SOLD Date	Sale Price	Concession	NET SALES PRICE			
6671 E 73rd Pl.	Comm City	80022	1700	1700	\$209	Fr	1953	8712				\$355,000	\$0	\$355,000			
1681 Dallas St.	Aurora	80010	2304	2304	\$208	Br, STco	1943	6463	\$53,400	109	Feb-20	\$478,600	\$3,600	\$475,000			
590 Fulton Dr.	Brighton	80601	3018	3018	\$166	Fr	1946	9600		21	Apr-20	\$500,000	\$0	\$500,000			
2270 Billings St.	Aurora	80011	4851	4851	\$119	Fr	1974	15500		1	Jun-20	\$575,000	\$6,500	\$568,500			
1632 Galena St.	Aurora	80010	2150	2300	\$265	Fr	1942	6350	\$40,800	6	Aug-20	\$570,000	\$0	\$570,000			
9050 Elm Ct.	Federal Heights	80260	3037	3037	\$205	Br, Fr	1963	12054		8	Aug-20	\$621,730	\$0	\$621,730			
14168 E 22nd Pl.	Aurora	80011	4851	4851	\$149	Fr	1973	16684	\$61,560	3	Oct-20	\$725,000	\$12,500	\$712,500			
3310 W 66th Ave.	Denver	80221	6000	6000	\$156	Fr	1984	11818	\$94,600	79	Aug-20	\$935,000	\$0	\$935,000			
Triplex	Averages				\$184	\$/Sq.Ft.				29	DOM	Average Sales Price		\$592,216			

ADAMS COUNTY																	
Fourplex																	
Address	City	Zip	Finished Sq. Ft.	Total Sq.Ft.	Finished \$/Sq. Ft.	Construction	Year Built	Lot Size	Annual Projected Income	Days on Market	SOLD Date	Sale Price	Concession	NET SALES PRICE			
7400 Leyden St.	Comm City	80022	1786	1786	\$179	Fr, Stone, STco, Vin S	1951	19200	\$28,320	3	Jan-20	\$320,000	\$150	\$319,850			
2970 Eliot Cir	Westminster	80030	3518	3518	\$192	Fr	1962	11630	\$60,000	41	Jun-20	\$675,000	\$0	\$675,000			
2910 W 65th Pl.	Denver	80221	1650	3300	\$418	Fr	1958	19600	\$66,000	26	Dec-20	\$690,000	\$5,000	\$685,000			
1736 Boston St.	Aurora	80010	3852	3852	\$188	Br	1961	6350	\$60,000	1	Jul-20	\$725,000	\$9,000	\$716,000			
7235 Tennyson St.	Westminster	80030	3648	3648	\$205	Br, Fr	1962	14000	\$73,020	19	Jul-20	\$746,000	\$4,000	\$742,000			
3394 W 66th Ave.	Denver	80221	4020	4020	\$187	Fr	1983	16215		31	Dec-20	\$750,000	\$0	\$750,000			
1980 Beeler St.	Aurora	80010	2600	2600	\$290	Br	1956	4792		8	Mar-20	\$754,000	\$0	\$754,000			
3392 W 66th Ave.	Denver	80221	4020	4020	\$195	Block, Fr, Vin Side	1983	12544	\$65,824	13	Dec-20	\$785,000	\$0	\$785,000			
1769 Clinton St.	Aurora	80010	4056	4056	\$206	Br	1952	6350	\$100,800	2	Feb-20	\$835,000	\$0	\$835,000			
Fourplex	Averages				\$229	\$/Sq.Ft.				16	DOM	Average Sales Price		\$695,761			

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