

DENVER COUNTY				Finished		Finished		Year Built	Lot Size	Units	Annual Projected Income	Days on Market	SOLD Date	Sale Price		NET SALES PRICE		
Duplex		Address	City	Zip	Sq. Ft.	Total Sq.Ft.	\$/Sq. Ft							Construction	Concession			
1133	S	Raritan	St.	Denver	80223	1461	1461	\$192	Br	1954	1291	Duplex	\$27,000	34	Dec-20	\$280,000	\$0	\$280,000
1415		Valentia	St.	Denver	80220	1573	1573	\$212	Block, STco	1941	6100	Duplex	\$31,740	3	Jul-20	\$333,000	\$2,500	\$330,500
1005		Kalamath	St.	Denver	80204	2750	2750	\$122	Adobe	1923	3400	Duplex		0	Mar-20	\$335,000	\$0	\$335,000
5043		Adams	St.	Denver	80216	1519	1519	\$234	Br	1954	6280	Duplex		1	Sep-20	\$355,000	\$0	\$355,000
253	S	Eliot	St.	Denver	80219	910	1165	\$390	Fr, Wd Side	1923	6750	Duplex	\$30,000	79	Jan-20	\$355,000	\$0	\$355,000
4795		Columbine	St.	Denver	80216	1412	1412	\$259	Fr	1964	6530	Duplex		6	Mar-20	\$365,000	\$0	\$365,000
3511	W	Dakota	Ave.	Denver	80219	1456	1456	\$252	Fr	1998	3948	Duplex		92	Jul-20	\$367,500	\$500	\$367,000
4789	N	Williams	St.	Denver	80216	1216	1216	\$313	Br, STco	1886	8050	Duplex	\$28,800	4	Dec-20	\$380,000	\$0	\$380,000
56	S	Julian	St.	Denver	80219	2249	2249	\$174	Fr, STco	1942	6230	Duplex	\$35,400	32	Aug-20	\$392,300	\$7,800	\$384,500
1179		Xenia	St.	Denver	80220	1860	1860	\$223	Fr, Vin Side	1978	6250	Duplex		55	Nov-20	\$415,000	\$10,500	\$404,500
2422	W	44th	Ave.	Denver	80211	2496	2496	\$164	Fr, Other	1951	4113	Duplex		2	Apr-20	\$410,000	\$5,330	\$404,670
2195	S	Bannock	St.	Denver	80223	1360	1360	\$303	Br, Fr	1910	6250	Duplex	\$0	0	Jan-20	\$412,500	\$0	\$412,500
707		Quitman	St.	Denver	80204	1457	1457	\$288	Fr, Wd Side	1962	6270	Duplex		0	Jan-20	\$420,000	\$5,000	\$415,000
1546		Trenton	St.	Denver	80220	1878	1878	\$223	Br	1948	3710	Duplex		18	Dec-20	\$418,000	\$0	\$418,000
9	N	Pennsylvania	St.	Denver	80203	550	1100	\$791	Br	1901	3122	Duplex		10	Aug-20	\$435,000	\$7,050	\$427,950
1060	S	Decatur	St.	Denver	80219	1849	1849	\$233	Br	1963	6760	Duplex	\$32,000	10	Oct-20	\$430,000	\$1,500	\$428,500
246	N	Grove	St.	Denver	80219	1396	2792	\$315	Fr, Wd Side	1927	9370	Duplex	\$32,700	59	Feb-20	\$440,000	\$9,000	\$431,000
4857	W	11th	Ave.	Denver	80204	1668	1668	\$267	Br	1958	5212	Duplex	\$31,200	88	Aug-20	\$445,000	\$4,450	\$440,550
703		Meade	St.	Denver	80204	1530	1961	\$301	Br, Cmnt Side	1895	6790	Duplex	\$34,020	8	Sep-20	\$460,000	\$19,000	\$441,000
2626	N	Downing	St.	Denver	80205	1172	1292	\$382	Fr	1896	3700	Duplex	\$30,600	70	Jul-20	\$448,000	\$3,000	\$445,000
4570	W	Center	Ave.	Denver	80219	2042	2042	\$223	Wd Side	1957	6000	Duplex		4	Jul-20	\$455,000	\$0	\$455,000
2445-2447	W	43rd	Ave.	Denver	80211	603.5	1207	\$757	Br	1919	5850	Duplex	\$37,200	9	Mar-20	\$457,000	\$0	\$457,000
1070-1072	S	Decatur	St.	Denver	80219	1849	1849	\$249	Br	1964	6760	Duplex	\$36,000	3	Jul-20	\$460,000	\$1,500	\$458,500
4823	W	11th	Ave.	Denver	80204	2141	2141	\$224	Br	1960	6500	Duplex		35	Nov-20	\$480,000	\$20,000	\$460,000
1001		Stuart	St.	Denver	80204	1440	1440	\$326	Block, Cmnt Side, Fr	1961	6250	Duplex	\$34,200	9	Dec-20	\$470,000	\$2,300	\$467,700
111	S	Perry	St.	Denver	80219	1760	1760	\$270	Br	1953	6250	Duplex		15	Aug-20	\$475,000	\$5,000	\$470,000
4160	N	Kalamath	St.	Denver	80211	2720	3022	\$175	Fr, Vin Side	1974	6250	Duplex	\$48,000	32	Aug-20	\$475,000	\$0	\$475,000
2417	W	Caithness	Pl.	Denver	80211	1236	1236	\$385	Other	1886	1500	Duplex		6	Apr-20	\$475,500	\$0	\$475,500
1520		Olive	St.	Denver	80220	1396	1396	\$342	Br	1949	5510	Duplex		14	Jul-20	\$477,000	\$0	\$477,000
3501	W	Walsh	Pl.	Denver	80219	1300	1400	\$369	STco	1934	9750	Duplex	\$39,000	21	Jul-20	\$480,000	\$0	\$480,000
527	S	Quitman	St.	Denver	80219	1464	1464	\$331	Br	1961	6950	Duplex	\$39,600	3	Jan-20	\$485,000	\$500	\$484,500
529	S	Quitman	St.	Denver	80219	1464	1464	\$331	Br, Fr	1961	6950	Duplex	\$39,600	3	Jan-20	\$485,000	\$500	\$484,500
4140	N	Kalamath	St.	Denver	80211	2720	3022	\$178	Fr, Vin Side	1973	6250	Duplex	\$48,000	21	May-20	\$485,000	\$0	\$485,000
1260		Xavier	St.	Denver	80204	1864	1864	\$268	Br, Fr, Other	1936	7375	Duplex	\$3,000	86	Aug-20	\$500,000	\$0	\$500,000
5160	E	33rd	Ave.	Denver	80207	1632	1632	\$306	Br	1954	6870	Duplex	\$36,000	1	Dec-20	\$500,000	\$0	\$500,000
52	S	King	St.	Denver	80219	1758	1758	\$290	Block, Fr	1953	6240	Duplex	\$38,400	46	Oct-20	\$510,000	\$3,000	\$507,000
4622-4624	W	10th	Ave.	Denver	80204	1513	1513	\$338	Br	1961	6250	Duplex	\$34,800	0	Aug-20	\$512,000	\$4,000	\$508,000
421-425	W	7th	Ave.	Denver	80204	1435	1435	\$355	Br	1912	3082	Duplex		2	Oct-20	\$510,000	\$0	\$510,000

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Duplex		Address	City	Zip	Sq. Ft.	Total Sq.Ft.	\$/Sq. Ft							Construction	Concession		
					3226	Ivy	St.	Denver	80207	2932	3156	\$176	Br				
		3225	W Conejos	Pl.	Denver	80204	2252	2252	\$229	Fr, Vin Side			42	Jul-20	\$515,000	\$0	\$515,000
		801	W 3rd	Ave.	Denver	80223	2072	2072	\$251	Br, Conc, STco	\$50,000	5	Dec-20	\$520,420	\$1,500	\$518,920	
		3128	N Columbine	St.	Denver	80205	1666	1666	\$317	Br			3	Dec-20	\$527,500	\$7,000	\$520,500
		3312	Ivy	St.	Denver	80207	3200	3600	\$163	Br	\$48,000	6	Jan-20	\$521,665	\$0	\$521,665	
		3297	Jasmine	St.	Denver	80207	3173	3173	\$173	Br, Fr	\$39,600	13	Feb-20	\$550,000	\$15,000	\$535,000	
3230 -		3232	N Ivy	St.	Denver	80207	2080	2080	\$264	Br	\$40,200	10	Jan-20	\$550,000	\$3,750	\$546,250	
		2424	N Franklin	St.	Denver	80205	1760	1760	\$312	Br	\$32,400	6	Mar-20	\$549,500	\$0	\$549,500	
749-751			Newton	St.	Denver	80204	1533	1533	\$362	Fr, STco			5	Nov-20	\$555,000	\$5,000	\$550,000
		4576	W dakota	Ave.	Denver	80219	2000	2000	\$280	Br			0	Nov-20	\$560,000	\$6,540	\$553,460
		3457	N Steele	St.	Denver	80205	1904	1904	\$300	Br			28	May-20	\$571,000	\$0	\$571,000
		1035	W 12th	Ave.	Denver	80204	1346	1346	\$431	Wd Side	\$52,800	0	Jul-20	\$580,000	\$8,550	\$571,450	
		128	S Pennsylvania	St.	Denver	80209	1818	1818	\$316	Br	\$40,680	62	Aug-20	\$575,000	\$0	\$575,000	
		3201	Olive	St.	Denver	80207	2947	2947	\$199	Br			20	Aug-20	\$585,000	\$10,000	\$575,000
		775	Irving	St.	Denver	80204	1792	1792	\$321	Br	\$37,560	3	Oct-20	\$575,000	\$0	\$575,000	
		3343	Olive	St.	Denver	80207	2947	2947	\$202	Br			7	Nov-20	\$595,000	\$11,500	\$583,500
2417-2419			W Caithness	Pl.	Denver	80211	1227	1227	\$487	Conc			70	Dec-20	\$598,000	\$6,000	\$592,000
		3540	W Exposition	Ave.	Denver	80219	3400	3568	\$176	Br, Fr, Wd Side	\$54,000	56	May-20	\$600,000	\$0	\$600,000	
		1377	Newton	St.	Denver	80204	2014	2014	\$300	Fr			6	Jul-20	\$604,000	\$0	\$604,000
		228	Pearl	St.	Denver	80203	2000	2042	\$305	Br, Fr, Wd Side	\$43,200	100	Dec-20	\$609,000	\$0	\$609,000	
		433	N Corona	St.	Denver	80218	2026	2026	\$301	Br, Fr			46	Sep-20	\$610,000	\$0	\$610,000
		511	N Downing	St.	Denver	80218	2660	2847	\$233	Br, Fr, Wd Side	\$52,581	5	Jan-20	\$619,000	\$0	\$619,000	
		3110	Clay	St.	Denver	80211	2075	2075	\$307	Br			3	Sep-20	\$638,000	\$0	\$638,000
		1515	Osceola	St.	Denver	80204	2457	2890	\$263	Br	\$45,600	14	May-20	\$645,000	\$410	\$644,590	
		915	26th	St.	Denver	80205	2070	2070	\$312	Fr			0	Mar-20	\$645,000	\$0	\$645,000
		1117	Garfield	St.	Denver	80206	1723	1874	\$383	Br			11	Jul-20	\$660,000	\$0	\$660,000
		774	S Krameria	St.	Denver	80224	2264	2780	\$292	Vin Side	\$48,000	3	Sep-20	\$660,000	\$0	\$660,000	
		4545	Utica	St.	Denver	80212	3225	3325	\$206	Br			1	May-20	\$665,000	\$4,500	\$660,500
		1451	Garfield	St.	Denver	80206	1987	2037	\$335	Br			14	Sep-20	\$665,000	\$0	\$665,000
		3055	W 24th	Ave.	Denver	80211	2229	2229	\$301	Br	\$48,000	2	May-20	\$670,000	\$0	\$670,000	
		2708	Larimer	St.	Denver	80205	1840	1840	\$364	Met Side			32	Dec-20	\$670,000	\$0	\$670,000
		356	N Pearl	St.	Denver	80203	2065	2174	\$331	Br, Fr	\$48,180	59	Jul-20	\$684,000	\$6,000	\$678,000	
341-345			S Clay	St.	Denver	80219	2936	3487	\$235	Br			119	Aug-20	\$689,000	\$0	\$689,000
		6801	E Ithaca	Pl.	Denver	80237	3432	3744	\$201	Br, Fr	\$49,800	0	Jun-20	\$690,000	\$0	\$690,000	
		1476	Dahlia	St.	Denver	80220	2400	2400	\$291	Br			5	Dec-20	\$698,000	\$3,000	\$695,000
		2115	S Bannock	St.	Denver	80223	1837	1837	\$380	Other	\$60,000	2	Jul-20	\$698,000	\$0	\$698,000	
		1147	Santa Fe	Dr.	Denver	80204	1494	1494	\$468	Br			20	Dec-20	\$699,000	\$1,000	\$698,000
		4252	Navajo	St.	Denver	80211	2124	2124	\$330	Br, Other	\$3,750	86	Sep-20	\$700,000	\$0	\$700,000	

DENVER COUNTY				Finished	Finished	Year	Lot		Annual	Days	SOLD	Sale	NET		
Duplex	Address	City	Zip	Sq. Ft.	Total	Built	Size	Units	Projected	on	Date	Price	SALES		
					Sq.Ft.			Construction	Income	Market		Concession	PRICE		
	1300 Madison	St.	Denver	80206	2583	2712		Br			20	Aug-20	\$700,000	\$0	\$700,000
	4806 E 19th	Ave.	Denver	80220	1731	3462		Br			2	Oct-20	\$701,000	\$0	\$701,000
	3675 Grape	St.	Denver	80207	2240	2240		Br	\$55,560	6	Dec-20	\$710,000	\$0	\$710,000	
	2924 W Denver	Pl.	Denver	80211	3762	3858		Br, Fr		90	Jun-20	\$712,000	\$0	\$712,000	
	534 Inca		Denver	80204	3044	3044		Br		11	Aug-20	\$725,000	\$7,500	\$717,500	
4825 (4823)	1460 N Pennsylvania	St.	Denver	80203	2946	2946		Br	\$59,146	21	Sep-20	\$730,000	\$3,500	\$726,500	
	2200 N Gilpin	Ave.	Denver	80212	2660	2660		Br, Fr, Wd Side	\$47,000	19	Jan-20	\$730,000	\$0	\$730,000	
	1456 N Pennsylvania	St.	Denver	80203	2220	2220		Wd Side		1	Aug-20	\$734,000	\$2,500	\$731,500	
	2218 Perry	St.	Denver	80203	2700	2700		Br	\$57,059	35	Sep-20	\$740,000	\$2,500	\$737,500	
	2098 Clarkson	St.	Denver	80212	1758	1758		STco		28	Dec-20	\$760,000	\$0	\$760,000	
	1454 N Pennsylvania	St.	Denver	80203	2381	2381		Br		27	Jul-20	\$763,900	\$0	\$763,900	
	3305 W 14th	Ave.	Denver	80203	2700	2700		Br, Stone		21	Aug-20	\$765,890	\$0	\$765,890	
	3412 Raleigh	St.	Denver	80204	2273	4473		Br, Other	\$68,758	3	Apr-20	\$805,000	\$0	\$805,000	
	4222 W 42nd	St.	Denver	80212	1710	2110		Br		9	Jun-20	\$820,000	\$4,200	\$815,800	
	1137 E 10th	Ave.	Denver	80212	1686	1857		Br		7	Sep-20	\$820,000	\$0	\$820,000	
272 & 274	1137 E 10th	Ave.	Denver	80218	2814	3278		Br, Fr		34	Sep-20	\$825,000	\$1,000	\$824,000	
	111 S Sherman	St.	Denver	80209	2395	2844		Br		8	Oct-20	\$843,000	\$0	\$843,000	
	2432 W 38th	St.	Denver	80209	2290	2754		Br	\$56,400	3	Mar-20	\$867,800	\$0	\$867,800	
	135 N Logan	Ave.	Denver	80211	2780	2780		Br	\$64,080	28	Aug-20	\$870,000	\$0	\$870,000	
	928 S Harrison	St.	Denver	80203	2580	2901		Br	\$57,000	2	Mar-20	\$900,000	\$17,000	\$883,000	
	2490 S Humboldt	St.	Denver	80209	3618	3618		Br	\$72,000	100	Aug-20	\$900,000	\$10,000	\$890,000	
1591-1593	2490 S Humboldt	St.	Denver	80210	3918	3918		Br, Fr	\$84,420	27	Feb-20	\$975,000	\$10,000	\$965,000	
817 & 825	1591-1593 Hooker		Denver	80204	2130	2130		Br, Fr	\$61,500	0	Aug-20	\$1,005,612	\$0	\$1,005,612	
	380 S Washington	St.	Denver	80209	2480	2480		Br	\$64,800	67	Jul-20	\$1,010,000	\$0	\$1,010,000	
	528 S Humboldt	St.	Denver	80209	1967	3934		Br		3	Sep-20	\$1,090,000	\$0	\$1,090,000	
1001-1003	528 S Franklin	St.	Denver	80209	1600	3200		Br		0	Jan-20	\$1,218,000	\$0	\$1,218,000	
	1001-1003 Adams	St.	Denver	80206	3600	3600		Br	\$76,000	82	Dec-20	\$1,221,500	\$3,150	\$1,218,350	
Duplex								Construction			24	DOM	Average Sales Price		\$607,069
								\$/Sq.Ft.							

DENVER 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		
3421	W Arkansas Ave.	Denver	80219	1540	1540	\$235	Fr, Vin Side	2000	6376	Triplex	\$35,910	10	Mar-20	\$362,500	\$0	\$362,500	
736	Julian St.	Denver	80204	2326	2426	\$161	Fr, Wd Side	1922	6260	Triplex	\$43,800	99	Dec-20	\$375,000	\$0	\$375,000	
5005	W 1st Ave.	Denver	80219	2160	3823	\$248	Br	1957	10700	Triplex		6	Oct-20	\$535,000	\$0	\$535,000	
2101	E 37th Ave.	Denver	80205	2291	2291	\$268	Br	1954	9370	Triplex		0	Feb-20	\$615,000	\$0	\$615,000	
240	S Canosa Ct.	Denver	80219	3242	3242	\$196	STco	1962	6750	Triplex	\$49,200	39	Apr-20	\$635,000	\$0	\$635,000	
151	S Lincoln St.	Denver	80209	3210	3500	\$202	Br	1890	6250	Triplex	\$60,000	86	Aug-20	\$650,000	\$0	\$650,000	
4180	N Kalamath St.	Denver	80211	4080	4533	\$161	Fr, Vin Side	1974	9370	Triplex	\$60,000	85	Aug-20	\$655,000	\$0	\$655,000	
2501	S Broadway	Denver	80210	2376	2376	\$309	Br, Fr	1929	6250	Triplex		10	Dec-20	\$734,900	\$17,500	\$717,400	
2486	S Williams St.	Denver	80210	2526	2526	\$301	Br	1955	9370	Triplex	\$57,600	7	Sep-20	\$760,000	\$0	\$760,000	
361	N Lincoln St.	Denver	80203	2508	2508	\$306	Br	1890	3120	Triplex	\$61,800	43	Jan-20	\$767,000	\$6,384	\$760,616	
4595	Zenobia St.	Denver	80212	3136	3136	\$244	Br	1957	6250	Triplex	\$59,400	83	Feb-20	\$765,000	\$0	\$765,000	
2838	E 11th Ave.	Denver	80206	2644	2644	\$297	Br	1948	7210	Triplex	\$55,200	2	Feb-20	\$785,000	\$3,155	\$781,845	
1922	E 14th Ave.	Denver	80206	2847	3336	\$281	Br	1899	3830	Triplex		36	Nov-20	\$800,000	\$0	\$800,000	
934	Lafayette St.	Denver	80218	2947	2947	\$278	Br, Wd Side	1902	4690	Triplex	\$58,200	48	Dec-20	\$820,000	\$0	\$820,000	
1134	N Downing	Denver	80218	2720	2720	\$313	Br	1897	4690	Triplex	\$64,083	46	Aug-20	\$850,000	\$0	\$850,000	
1440	Columbine St.	Denver	80206	2221	2221	\$389	Br	1894	4500	Triplex	\$56,410	5	Oct-20	\$865,000	\$11,500	\$853,500	
2323	E 12th Ave.	Denver	80206	2520	2520	\$343	Br	1906	2500	Triplex	\$60,000	12	Nov-20	\$865,000	\$1,000	\$864,000	
3428	W 16th Ave.	Denver	80204	3264	3264	\$276	Br	1926	6040	Triplex	\$72,330	8	Dec-20	\$900,000	\$8,760	\$891,240	
21	E 3rd Ave.	Denver	80203	2825	3177	\$320	Br	1893	2667	Triplex	\$64,800	25	Aug-20	\$905,000	\$0	\$905,000	
146	N Logan St.	Denver	80203	3078	3125	\$299	Br, Fr	1903	3010	Triplex	\$75,867	21	Nov-20	\$920,000	\$11,000	\$909,000	
1437	Milwaukee St.	Denver	80206	3542	3542	\$260	Br, Vin Side	1906	4762	Triplex	\$63,268	10	Nov-20	\$920,000	\$5,750	\$914,250	
1634	Steele St.	Denver	80206	2121	2121	\$431	Br	1905	6250	Triplex	\$54,600	11	Sep-20	\$914,500	\$0	\$914,500	
757	Fairfax St.	Denver	80220	3673	3673	\$259	Br	1948	8770	Triplex		12	Jun-20	\$953,000	\$18,000	\$935,000	
1370	S Clarkson St.	Denver	80210	2202	2202	\$451	Br, Fr	1958	9360	Triplex		0	Mar-20	\$992,550		\$992,550	
4420	W 11th Ave.	Denver	80204	4109	4272	\$246	Br	1963	5846	Triplex		5	Mar-20	\$1,010,000	\$12,000	\$998,000	
526	Clarkson St.	Denver	80218	3295	3295	\$317	Br	1936	6250	Triplex	\$86,712	24	Oct-20	\$1,045,800	\$0	\$1,045,800	
3901	Utica St.	Denver	80212	2953	3770	\$355	Block, STco	1909	6250	Triplex		44	Nov-20	\$1,047,800	\$0	\$1,047,800	
4589-4595	Zenobia	Denver	80212	1568	3136	\$717	Br	1957	6250	Triplex	\$88,800	54	Sep-20	\$1,125,000	\$0	\$1,125,000	
66	S Broadway	Denver	80209	9997	9997	\$180	Br	1924	3995	Triplex	\$137,171	42	Feb-20	\$1,800,000	\$0	\$1,800,000	
401	N Delaware St.	Denver	80204	5256	5256	\$352	Block, Conc	1954	9375	Triplex	\$95,000	14	Dec-20	\$1,850,000	\$20,000	\$1,830,000	
Triplex						\$300	\$/Sq.Ft.				30	DOM	Average Sales Price	\$870,267			

DENVER COUNTY				Finished	Finished	Year	Lot	Annual	Days	SOLD	Sale	NET	
Fourplex				Sq. Ft.	Total	Built	Size	Projected	on	Date	Price	SALES	
Adresss	City	Zip		Sq. Ft.	Sq.Ft.	Construction		Income	Market		Concession	PRICE	
53 W Cedar Ave.	Denver	80223		1753	1753	\$401 STco	1900	3050	Quadruplex	24	Jul-20	\$703,000 \$19,200	\$683,800
1100 Rosemary St.	Denver	80220		3036	3036	\$226 Br	1963	6664	Quadruplex	4	Oct-20	\$685,000 \$0	\$685,000
1163 Rosemary St.	Denver	80220		3404	3404	\$211 Br	1982	7311	Quadruplex	6	Aug-20	\$718,000 \$0	\$718,000
2130 N Franklin St.	Denver	80205		2108	2108	\$351 Br	1902	4440	Quadruplex	26	Oct-20	\$740,000 \$10,000	\$730,000
1160 S Quivas St.	Denver	80223		3254	3254	\$226 Br	1955	6630	Quadruplex	2	Mar-20	\$735,000 \$0	\$735,000
1125 N Rosemary St.	Denver	80220		3036	3036	\$244 Br	1963	6500	Quadruplex	23	Oct-20	\$740,000 \$2,628	\$737,372
1106 Rosemary St.	Denver	80220		3036	3036	\$245 Br	1963	6307	Quadruplex	5	Jun-20	\$745,000 \$760	\$744,240
1167 S Raritan St.	Denver	80223		3404	3404	\$234 Fr, Wd Side	1955	10700	Quadruplex	209	Sep-20	\$795,000 \$24,000	\$771,000
27 S Grant St.	Denver	80209		2787	3094	\$285 Br, Other	1905	4471	Quadruplex	7	Jul-20	\$795,000 \$11,300	\$783,700
3236 Pontiac St.	Denver	80207		3675	3675	\$219 Br	1955	9370	Quadruplex	26	Jul-20	\$804,000 \$5,000	\$799,000
3093 W Center Ave.	Denver	80219		3046	3046	\$264 Br	1963	9970	Quadruplex	87	Mar-20	\$805,000 \$0	\$805,000
3246 Pontiac St.	Denver	80207		3675	3675	\$220 Br	1956	9370	Quadruplex	26	Jul-20	\$810,000 \$0	\$810,000
1266 Clayton St.	Denver	80206		3031	3031	\$284 Br	1900	5000	Quadruplex	65	Nov-20	\$860,000 \$5,950	\$854,050
3561 Glencoe St.	Denver	80207		3416	3416	\$250 Br	1956	11900	Quadruplex	5	Jun-20	\$855,000 \$0	\$855,000
3600 E 13th Ave.	Denver	80205		3300	3300	\$259 Br, Conc	19940	6098	Quadruplex	48	Dec-20	\$855,000 \$0	\$855,000
2511-2513 S Broadway	Denver	80210		2862	2862	\$299 Br, Fr	1925	6250	Quadruplex	81	Aug-20	\$857,000 \$1,000	\$856,000
3612-18 N Monaco PkWy	Denver	80207		3568	3568	\$244 Br	1956	12500	Quadruplex	5	Sep-20	\$870,000 \$0	\$870,000
3139 N Elizabeth St.	Denver	80205		2918	2918	\$319 Br	1959	8420	Quadruplex	38	Nov-20	\$930,000 \$0	\$930,000
1554 N Vine St.	Denver	80206		3169	3647	\$299 Br	1893	6250	Quadruplex	80	Feb-20	\$947,140 \$2,860	\$944,280
4223 Shoshone St.	Denver	80211		2522	2522	\$390 Br, Fr	1953	10600	Quadruplex	254	Apr-20	\$982,500 \$0	\$982,500
3023 W 36th Ave.	Denver	80211		3266	3266	\$302 Br, Fr	1949	10400	Quadruplex	85	Mar-20	\$985,000 \$0	\$985,000
1660 Gaylord St.	Denver	80206		2857	3705	\$368 Br	1910	4687	Quadruplex	74	Dec-20	\$1,050,000 \$0	\$1,050,000
2512 S Williams St.	Denver	80210		3325	3325	\$350 Br	1955	10900	Quadruplex	22	Oct-20	\$1,165,000 \$5,500	\$1,159,500
2528 N High St.	Denver	80205		4569	4569	\$263 Br	1906	6120	Quadruplex	0	Nov-20	\$1,200,000 \$6,300	\$1,193,700
4100 Perry St.	Denver	80212		3806	3806	\$326 Br	1953	7170	Quadruplex	42	Jul-20	\$1,240,000 \$0	\$1,240,000
1611 Winona Ct.	Denver	80204		3808	3808	\$326 Br	1948	14000	Quadruplex	39	Jul-20	\$1,240,000 \$0	\$1,240,000
5055 E MLK Jr Blvd	Denver	80207		5296	5296	\$245 Br, Fr	1957	11500	Quadruplex	0	Oct-20	\$1,295,000 \$0	\$1,295,000
1245 Clayton St.	Denver	80206		4666	4666	\$289 Br	1898	6245	Quadruplex	18	Nov-20	\$1,350,000 \$31,200	\$1,318,800
2479 W 41st Ave.	Denver	80211		3481	3481	\$427 Br	1953	10400	Quadruplex	22	Nov-20	\$1,485,000 \$0	\$1,485,000
422 Garfield St.	Denver	80206		3056	3056	\$499 Br	1951	8750	Quadruplex	216	Aug-20	\$1,525,000 \$0	\$1,525,000
2324 Federal Blvd	Denver	80211		4234	4234	\$407 Br, Fr	1947	6250	Quadruplex	166	Oct-20	\$1,725,000 \$0	\$1,725,000
1119 Pearl St.	Denver	80203		7388	7971	\$261 Br	1886	5160	Quadruplex	12	Apr-20	\$1,925,000 \$0	\$1,925,000
712-718 W 1st Ave.	Denver	80223		9216	9216	\$295 Br, Fr, Met Side, STc	2020	6780	Quadruplex	36	Jul-20	\$2,715,000 \$12,000	\$2,703,000
Fourplex						\$298	\$/Sq.Ft.	53	DOM	Average Sales Price		\$1,060,422	

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