

PRESENTED BY

Mary Gerwin

January - December 2008 vs 2007

Area	Boundaries	# of Homes Sold		Price Per Square Foot		
		# Sold 2007	# Sold 2008	PSF 2007*	PSF 2008*	% Change
Bonnie Brae, Belcaro, Merrill	Josephine to Colorado; Ellsworth to Louisiana	112	109	\$369	\$334	-9.5%
Capitol Hill	Broadway to Downing; 8th to Colfax	27	45	\$202	\$179	-11.4%
Cheesman Park	Marion to Gaylord; 8th to Colfax	22	26	\$274	\$237	-13.5%
Cherry Creek North	Josephine to Colorado; 1st to 6th	34	31	\$433	\$414	-4.4%
City Park	Downing to York; 18th to 35th	182	144	\$172	\$167	-2.9%
City Park South	York to Colorado; Colfax to 17th	17	18	\$229	\$244	6.6%
Congress Park	York to Colorado; 6th to Colfax	143	122	\$294	\$268	-8.8%
Country Club	Downing to Gaylord; 1st to 4th	16	11	\$510	\$478	-6.3%
Country Club North	Downing to Gaylord; 4th to 8th	51	47	\$363	\$382	5.2%
Crestmoor	Holly to Quebec; 1st to 6th	43	42	\$309	\$283	-8.4%
DU	Downing to University; Evans to Yale	78	50	\$268	\$262	-2.2%
Hale Mayfair	Colorado to Holly; 6th to Colfax	99	100	\$276	\$278	0.7%
Harvard Park	Broadway to Downing; Evans to Yale	39	34	\$265	\$250	-5.7%
Highlands	Federal to Sheridan; 20th to 38th	329	302	\$244	\$247	1.2%
Hilltop	Colorado to Holly; 1st to 6th	47	35	\$359	\$328	-8.6%
Lowry (North)	Quebec to Uinta; Ellsworth to 12th	50	41	\$292	\$279	-4.5%
Lowry (South)	Oneida to Uinta; Ellsworth to Alameda	14	15	\$237	\$227	-4.2%
Montclair	Holly to Quebec; 6th to Colfax	122	97	\$254	\$249	-2.0%
Observatory Park	University to Colorado; Evans to Yale	54	57	\$316	\$301	-4.7%
Park Hill	Colorado to Quebec; Colfax to 26th	247	235	\$262	\$254	-3.1%
Platt Park	Broadway to Downing; Louisiana to Evans	140	105	\$282	\$268	-5.0%
Southern Hills	University to Colorado; Yale to Hampden	58	39	\$261	\$234	-10.3%
Stapleton	Quebec to Havana; 23rd to 35th	207	221	\$214	\$209	-2.3%
Wash Park	Broadway to University; Ellsworth to Louisiana	405	346	\$320	\$313	-2.2%
Total		2536	2272	\$292	\$279	-4.6%
All Metro Denver		39,154	38,282	\$164	\$151	-8.6%
Townhouse/Condominium Sales						
North	Ellsworth to Colfax; Broadway to Uinta	759	640	\$229	\$220	-3.9%
South	Ellsworth to Hampden; Broadway to Uinta	626	528	\$178	\$197	10.7%
Downtown	DTD	437	267	\$369	\$372	0.8%
Total		1822	1435	\$259	\$263	1.7%
All Metro Denver		10940	9767	\$152	\$141	-7.2%
Source: Metrolist, 2/3/2009						
* PSF is based on Net Sales Price, including all concessions						

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