

ADAMS COUNTY				Finished	Finished	Year	Lot	Units	Annual	Days	SOLD	Sale	NET					
Duplex				Sq. Ft.	Total	\$/Sq. Ft	Size		Projected	on	Date	Price	SALES					
				Sq.Ft.	Sq.Ft.	Construction			Income	Market			Concession	PRICE				
1625	1627	Chester	St	Aurora	80010	1000	1000	\$180	FR	1949	6424	2	\$19,200	11	Feb-16	\$180,000	\$0	\$180,000
	1930	Dallas	St	Aurora	80010	1612	1612	\$141	BR,Con	1954	6350	2	\$24,000	68	Sep-16	\$227,000	\$0	\$227,000
	1934	Dallas	St	Aurora	80010	1612	1612	\$150	BR,Con	1954	6350	2	\$25,200	139	Apr-16	\$242,000	\$0	\$242,000
10255	Montview	Blvd	Aurora	80010	1868	1868	\$137	FR	1923	7626	2	\$28,200	9	Apr-16	\$255,000	\$0	\$255,000	
	1920	Del Mar	Pkwy	Aurora	80010	1584	1584	\$164	BR	1955	7020	2	\$21,600	7	May-16	\$260,000	\$0	\$260,000
	2021	Nome	St	Aurora	80010	2146	2146	\$129	FR	1957	6350	2	\$30,000	112	Mar-16	\$277,000	\$0	\$277,000
	9561	Vance	St	Westminster	80021	2992	2992	\$145	FR	1979	12632	2	\$33,600	5	Nov-16	\$432,500	\$0	\$432,500
	7461	Leyden	St	Comm City	80022	1920	1920	\$101	FR	1980	7791	2	\$24,000	27	Mar-16	\$194,000	\$0	\$194,000
	6891	Magnolia	St	Comm City	80022	1378	1378	\$144	FR	1953	5100	2	\$0	70	Sep-16	\$198,000	\$0	\$198,000
	6751	E 72nd Place G & H		Comm City	80022	1776	1776	\$124	BR, FR	1982	3904	2	\$20,400	21	Feb-16	\$220,000	\$0	\$220,000
	5440	Newport	St	Comm City	80022	2405	2405	\$96	FR	1949	24394	2	\$36,000	12	Feb-16	\$230,367	\$6,636	\$223,731
	6751	E 72nd	Pl	Comm City	80022	1776	1776	\$127	FR	1983	3558	2	\$19,365	6	May-16	\$225,000	\$0	\$225,000
	5833	Oneida	St	Comm City	80022	2196	2196	\$112	FR	1951	14438	2	\$17,656	64	Oct-16	\$245,000	\$0	\$245,000
	7817	Jasmine	Dr	Comm City	80022	1904	1904	\$134	FR	1984	7250	2	\$28,800	106	Oct-16	\$255,000	\$5,000	\$250,000
	7711	Ladore	St	Comm City	80022	1764	1764	\$146	FR	1979	12804	2	\$13,800	30	Nov-16	\$257,500	\$0	\$257,500
	6421	E 78th	Ave	Comm City	80022	1976	1976	\$132	FR	1984	7576	2	\$26,400	3	Jun-16	\$259,900	\$0	\$259,900
	7190	E 67th	Pl	Comm City	80022	1728	1728	\$152	FR	1973	10080	2	\$24,000	7	Aug-16	\$263,500	\$500	\$263,000
	6140	E 64th	Pl	Comm City	80022	2160	2160	\$125	FR	1981	6305	2	\$22,800	31	Apr-16	\$269,000	\$5,000	\$264,000
	6890	Niagara	St	Comm City	80022	2264	2264	\$124	FR	1950	13441	2	\$30,000	42	Nov-16	\$280,000	\$0	\$280,000
	7275	E 67th	Ave	Comm City	80022	2280	2280	\$129	MOD	2006	12000	2	\$2,000	174	Apr-16	\$294,100	\$0	\$294,100
	7530	Stuart	St	Westminster	80030	2255	2255	\$175	BR, FR	1955	8500	2	\$36,000	14	Jul-16	\$395,000	\$0	\$395,000
	9122	Perry	St	Westminster	80031	2244	3333	\$152	BR, FR	1975	9030	2	\$26,400	37	Jan-16	\$340,000	\$0	\$340,000
9173-9175	Perry	St	Westminster	80031	3000	3300	\$125	FR	1974	9461	2	\$35,880	3	May-16	\$373,500	\$0	\$373,500	
9183-9185	Perry	St	Westminster	80031	3000	3300	\$125	FR	1974	11509	2	\$35,880	3	May-16	\$374,000	\$0	\$374,000	
	8856	Lowell	Blvd	Westminster	80031	2504	2504	\$152	FR	1975	11505	2	\$0	3	Oct-16	\$380,000	\$0	\$380,000
	5254	Tennyson	St	Denver	80212	1183	3003	\$351	FR	1964	8250	2	\$0	4	Jul-16	\$415,000	\$0	\$415,000
	2581	W 66th	Pl	Denver	80221	2216	2216	\$121	FR	1979	25265	2	\$28,000	19	Jan-16	\$267,500	\$0	\$267,500
	8357	Fox	St	Denver	80221	2252	2252	\$129	CON	1965	8250	2	\$27,000	16	Sep-16	\$289,900	\$0	\$289,900
	6725	King	St	Denver	80221	1954	1954	\$154	FR	1960	9375	2	\$28,800	38	Jun-16	\$300,000	\$2,000	\$298,000
	3081	W Longfellow	Pl	Denver	80221	1720	1720	\$203	BR	1997	13600	2	\$31,200	64	Mar-16	\$348,500	\$0	\$348,500
	6550	Clay	St	Denver	80221	2016	2016	\$183	FR	1994	9179	2	\$0	21	Oct-16	\$368,000	\$0	\$368,000
	6665	Knox	Ct	Denver	80221	2000	4560	\$186	MOD	2006	6250	2	\$25,000	4	Apr-16	\$371,000	\$0	\$371,000
	3110	W 55th	Ave	Denver	80221	1472	1472	\$255	BR	1963	17955	2	\$30,000	25	Mar-16	\$376,000	\$0	\$376,000
	5370	King	Ct	Denver	80221	2040	2040	\$211	BR, FR	1971	9200	2	\$30,000	6	Sep-16	\$430,000	\$0	\$430,000
	5441	Zuni	St	Denver	80221	2126	2126	\$206	FR	1980	9450	2	\$36,000	3	Mar-16	\$437,500	\$0	\$437,500
	5201	Lowell	Blvd	Denver	80221	3200	3264	\$177	FR	1912	15875	2	\$0	29	Dec-16	\$565,000	\$0	\$565,000
	5251	Meade	St	Denver	80221	2438	2438	\$262	FR	1973	8778	2	\$43,750	66	Oct-16	\$639,000	\$0	\$639,000
	5345	Newton	St	Denver	80221	4252	4252	\$176	FR	1986	9975	2	\$61,200	21	Apr-16	\$750,000	\$0	\$750,000
	7881	York	St	Denver	80229	1984	2292	\$116	BR	1964	12075	2	\$25,000	0	May-16	\$231,000	\$0	\$231,000
	1845	Nueva Vista	Dr	Denver	80229	3570	3570	\$118	FR	1972	9570	2	\$42,000	106	Dec-16	\$420,000	\$0	\$420,000
	11172	Huron	St	Northglenn	80234	3668	3668	\$113	BR	1984	2216	2	\$66,024	168	Dec-16	\$415,000	\$0	\$415,000
	14	N Main	St	Brighton	80601	1800	1800	\$93	BL, BR	1907	2080	2	\$0	383	May-16	\$168,000	\$0	\$168,000
	565	W Midway	Blvd	Broomfield	80020	3015	3115	\$106	BR	1957	10408	2	\$0	22	Apr-16	\$320,000	\$0	\$320,000
Duplex								\$153	\$/Sq.Ft.				46	DOM	Average Sales Price	\$326,038		

ADAMS COUNTY																	
Triplex			Finished		Finished		Year		Lot	Units	Annual	Days	SOLD	Sale		NET	
Adresss			Sq. Ft.		\$/Sq. Ft		Built		Size		Projected	on	Date	Price		SALES	
			Sq.Ft.		Construction						Income	Market		Concession		PRICE	
10249	E	Colfax Ave	Aurora	80010	2296	2296	\$224	BR	1959	5200	3	\$0	81	Mar-16	\$515,000	\$0	\$515,000
6851		Niagara St	Comm City	80022	2564	2564	\$107	FR	1953	14532	3	\$35,400	9	Jan-16	\$275,250	\$0	\$275,250
5190	E	77th Ave	Comm City	80022	2384	2384	\$124	FR, OTH	1939	24829	3	\$0	35	Feb-16	\$296,500	\$0	\$296,500
9030-50		Elm Ct	Fed. Hghts	80260	2769	2769	\$156	BR	1963	12054	3	\$39,600	133	Aug-16	\$432,500	\$4,004	\$428,496
Triplex							\$153	\$/Sq.Ft.				65	DOM	Average Sales Price		\$378,812	

ADAMS COUNTY																	
Fourplex			Finished		Finished		Year		Lot	Units	Annual	Days	SOLD	Sale		NET	
Adresss			Sq. Ft.		\$/Sq. Ft		Built		Size		Projected	on	Date	Price		SALES	
			Sq.Ft.		Construction						Income	Market		Concession		PRICE	
1736		Boston St	Aurora	80010	3852	3852	\$130	BR, FR	1961	0	4	\$58,000	30	Dec-16	\$500,000	\$0	\$500,000
7065		Quebec St	Comm City	80022	2462	2462	\$122	OTH	1934	46174	4	\$47,620	36	Nov-16	\$300,000	\$0	\$300,000
7101		Raleigh St	Westminster	80030	3224	3224	\$138	BR	1963	7817	4	\$44,400	4	Apr-16	\$445,000	\$0	\$445,000
2926		Eliot Cir	Westminster	80030	3518	3518	\$136	FR	1962	5993	4	\$97,200	4	Jun-16	\$480,000	\$2,000	\$478,000
2932		Eliot Cir	Westminster	80030	3518	3518	\$136	FR	1962	5993	4	\$97,200	4	Jun-16	\$480,000	\$2,000	\$478,000
2950		Eliot Cir	Westminster	80030	3518	3518	\$138	FR	1962	11630	4	\$0	1	Jul-16	\$485,000	\$1,000	\$484,000
4330	W	72nd Ave	Westminster	80030	2944	2944	\$175	FR	1962	10454	4	\$57,600	9	Aug-16	\$514,000	\$0	\$514,000
7320		Tennyson St	Westminster	80030	3906	3906	\$150	BR	1971	9750	4	\$57,570	22	Dec-16	\$585,000	\$0	\$585,000
3394	W	66th Ave	Denver	80221	4020	4020	\$107	FR	1983	16215	4	\$38,400	2	Jun-16	\$430,000	\$0	\$430,000
8341		Fox St	Denver	80221	3480	3480	\$130	BR, FR	1973	8140	4	\$45,600	11	Aug-16	\$452,900	\$0	\$452,900
5337		Newton St	Denver	80221	4596	4596	\$163	FR	1982	9975	4	\$62,265	21	Apr-16	\$750,000	\$0	\$750,000
Fourplex							\$139	\$/Sq.Ft.				13	DOM	Average Sales Price		\$492,445	

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