

JEFFERSON COUNTY				Square Feet	Construction	Units	DOM	Sales	NET						
Address		City	Area	\$/SF Fin	Year Built	Income	Days on Market	SOLD Date	Price	Concession	SALES PRICE				
DUPLEX															
1330	CHASE	St	Lakewood	JFC	1,001	\$64.94	Stucco/Brick	1930	2	\$0	22	Jul-11	\$65,000	\$0	\$65,000
3100	GRAY	St	Wheat Ridge	JFC	2,075	\$55.90	Stucco	1952	2	\$0	1	Jul-11	\$116,000	\$0	\$116,000
4040	REED	St	Wheat Ridge	JFC	2,184	\$59.52	Frame	1900	2	\$0	26	Jan-11	\$130,000	\$0	\$130,000
5300	W 41ST	Ave	Wheat Ridge	JFC	1,476	\$94.92	Frame/Brick	1909	2	\$0	3	Jan-11	\$140,100	\$0	\$140,100
2325	AMES	St	Edgewater	JFC	1,780	\$87.08	Brick	1952	2	\$0	469	Aug-11	\$155,000	\$5,000	\$150,000
10983	W 45Th	Ave	Wheat Ridge	JFC	1,482	\$118.08	Frame	1973	2	\$18,540	315	Jul-11	\$175,000	\$0	\$175,000
2160	UPHAM	St	Lakewood	JFC	2,136	\$88.95	Brick	1958	2	\$1	323	May-11	\$190,000	\$3,000	\$184,000
2035	DEPEW	St	Edgewater	JFC	1,948	\$98.82	Frame/Brick	1972	2	\$22,260	265	May-11	\$192,500	\$0	\$192,500
2025	DEPEW	St	Edgewater	JFC	1,948	\$98.82	Frame/Brick	1972	2	\$22,260	265	May-11	\$192,500	\$0	\$192,500
2045	DEPEW	St	Edgewater	JFC	1,948	\$98.82	Frame/Brick	1972	2	\$22,260	265	May-11	\$192,500	\$0	\$192,500
2015	DEPEW	St	Edgewater	JFC	1,954	\$98.52	Frame/Brick	1972	2	\$22,260	265	May-11	\$192,500	\$0	\$192,500
4780	EVERETT	St	Wheat Ridge	JFC	2,384	\$81.80	Brick	1971	2	\$23,400	24	Sep-11	\$195,000	\$0	\$195,000
2170	REED	Dr	Lakewood	JFC	1,792	\$111.05	Brick	1960	2	\$1	295	Apr-11	\$199,000	\$0	\$199,000
5885	W 9TH	Ave	Lakewood	JFC	1,881	\$106.33	Brick	1969	2	\$26,000	52	Jun-11	\$200,000	\$0	\$200,000
1550	YOUNGFIELD	St	Lakewood	JFC	2,683	\$82.00	Brick	1973	2	\$1	185	Feb-11	\$220,000	\$4,000	\$216,000
4530	GARRISON	St	Wheat Ridge	JFC	1,992	\$110.44	Frame/Brick	1962	2	\$24,000	49	Aug-11	\$220,000	\$2,900	\$217,100
10220	W 12TH	Ave	Lakewood	JFC	2,698	\$81.54	Brick	1963	2	\$1	255	Mar-11	\$220,000	\$2,325	\$217,675
4755	SIMMS	St	Wheat Ridge	JFC	1,920	\$117.97	Vinyl Siding	1971	2	\$0	49	Jan-11	\$226,500	\$0	\$219,000
9640	W 23RD	Ave	Lakewood	JFC	2,808	\$78.35	Brick	1971	2	\$1	155	Apr-11	\$220,000	\$0	\$220,000
9600	W 21ST	Ave	Lakewood	JFC	2,985	\$75.38	Brick	1964	2	\$1	373	Aug-11	\$225,000	\$0	\$225,000
4425	MILLER	St	Wheat Ridge	JFC	3,127	\$74.03	Brick	1972	2	\$0	189	May-11	\$231,500	\$4,630	\$226,870
11125	W 45TH	Ave	Wheat Ridge	JFC	2,302	\$99.91	Frame	1976	2	\$22,560	40	May-11	\$230,000	\$1,500	\$228,500
8070	W 38TH	Ave	Wheat Ridge	JFC	2,700	\$85.56	Brick	1969	2	\$0	277	Jun-11	\$231,000	\$0	\$231,000
4733	HOLLAND	St	Wheat Ridge	JFC	1,742	\$133.75	Brick	1970	2	\$21,000	37	May-11	\$233,000	\$0	\$233,000
4725	NELSON	St	Wheat Ridge	JFC	2,620	\$89.69	Vinyl Siding	1977	2	\$0	119	Mar-11	\$235,000	\$0	\$235,000
7270	W 35TH	Pl	Wheat Ridge	JFC	1,821	\$129.05	Brick	1958	2	\$20,400	7	Oct-11	\$235,000	\$0	\$235,000
4350	BRENTWOOD	St	Wheat Ridge	JFC	4,128	\$60.56	Brick	1950	2	\$0	95	Mar-11	\$250,000	\$0	\$250,000
3515	LEWIS	St	Wheat Ridge	JFC	2,822	\$98.51	Brick	1970	2	\$0	29	Sep-11	\$278,000	\$6,000	\$272,000
7260	W 35TH	Pl	Wheat Ridge	JFC	2,740	\$102.55	Vinyl Siding	1958	2	\$26,400	56	Mar-11	\$281,000	\$5,000	\$276,000
9490	W 36TH	Ave	Wheat Ridge	JFC	2,539	\$112.25	Frame/Brick	1978	2	\$24,000	193	Mar-11	\$285,000	\$1,000	\$284,000
2105	APPLEWOOD	Dr	Lakewood	JFC	3,505	\$88.45	Frame/Brick	1962	2	\$26,400	154	Feb-11	\$310,000	\$0	\$310,000
9461	N VANCE	Ct	Westminster	JFN	2,840	\$96.83	Stucco	1971	2	\$25,800	20	Sep-11	\$275,000	\$15,000	\$256,000
8380	S NEWLAND	Ct	Littleton	JFS	1,690	\$118.34	Brick	1959	2	\$21,573	77	May-11	\$200,000	\$0	\$200,000
6707	W PORTLAND	Ave	Littleton	JFS	4,840	\$65.60	Brick	1972	2	\$0	20	May-11	\$317,500	\$0	\$317,500
6389	W PORTLAND	Ave	Littleton	JFS	3,868	\$84.02	Brick	1970	2	\$9,600	111	May-11	\$325,000	\$0	\$325,000
1475	YOUNGFIELD	St	Golden	JFW	2,200	\$69.32	Frame	1987	2	\$18,000	173	Jun-11	\$152,500	\$0	\$152,500
12873	W 14TH	Pl	Golden	JFW	2,200	\$69.32	Frame	1987	2	\$18,000	173	Jun-11	\$152,500	\$0	\$152,500

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DUPLEX	Address	City	Area	\$/SF Fin	Year Built	Income	Days on Market	SOLD Date	Concession					
1210	UNION St	Lakewood	JFW	3,649	\$44.12	Frame	1979	2	\$0	150	May-11	\$161,000	\$0	\$161,000
11671	W KATHERINE Ave	Lakewood	JFW	1,816	\$102.42	Frame	1980	2	\$1	266	Apr-11	\$186,000	\$1,000	\$185,000
12982	WIDE ACRES Rd	Golden	JFW	3,198	\$89.43	Brick	1972	2	\$24,900	315	Nov-11	\$286,000	\$0	\$286,000
8680	W 63RD Pl	Arvada	JNC	1,628	\$98.89	Brick	1961	2	\$20,400	8	Mar-11	\$161,000	\$0	\$161,000
8080	CHASE Dr	Arvada	JNC	1,308	\$133.79	Frame	1979	2	\$0	9	Oct-11	\$175,000	\$350	\$174,650
6056	INGALLS Cir	Arvada	JNC	2,468	\$70.91	Frame/Brick	1974	2	\$0	224	Aug-11	\$175,000	\$0	\$175,000
5860	MILLER St	Arvada	JNC	2,296	\$96.69	Frame/Brick	1978	2	\$21,600	9	Dec-11	\$222,000	\$0	\$222,000
6494	INDEPENDENC St	Arvada	JNC	1,680	\$133.93	Brick	1966	2	\$0	277	Nov-11	\$225,000	\$0	\$225,000
7775	W 67Th Ave	Arvada	JNC	2,018	\$116.45	Frame/Brick	1954	2	\$23,880	469	Oct-11	\$235,000	\$2,633	\$232,367
6140	N LEE St	Arvada	JNC	2,866	\$94.82	Frame/Brick	1978	2	\$32,400	170	Sep-11	\$271,750	\$5,000	\$266,750
6047	JAY St	Arvada	JNC	3,080	\$89.29	Frame	1984	2	\$0	24	Jul-11	\$275,000	\$0	\$275,000
30	S HARLAN St	Lakewood	JSC	2,661	\$60.99	Frame	1938	2	\$26,400	97	Jun-11	\$162,300	\$0	\$162,300
425	S KIPLING St	Lakewood	JSC	1,969	\$85.07	Brick	1969	2	\$0	167	Jun-11	\$167,500	\$0	\$167,500
5891	W 4TH Ave	Lakewood	JSC	1,503	\$113.11	Frame	1950	2	\$0	298	Jul-11	\$170,000	\$0	\$170,000
1090	S TELLER St	Lakewood	JSC	1,928	\$98.81	Frame/Brick	1965	2	\$1	420	Sep-11	\$190,500	\$0	\$190,500
165	TELLER St	Lakewood	JSC	1,902	\$101.47	Frame/Brick	1970	2	\$0	98	Apr-11	\$193,000	\$0	\$193,000
27	NEWLAND Ct	Lakewood	JSC	2,086	\$95.88	Brick	1963	2	\$1	210	Mar-11	\$200,000	\$1,100	\$198,900
16	NEWLAND Ct	Lakewood	JSC	2,086	\$95.88	Brick	1962	2	\$1	275	Apr-11	\$200,000	\$0	\$200,000
85	Newland St	Lakewood	JSC	2,042	\$97.94	Brick	1962	2	\$0	264	Mar-11	\$200,000	\$0	\$200,000
37	NEWLAND Ct	Lakewood	JSC	2,086	\$95.88	Brick	1963	2	\$1	183	Mar-11	\$200,000	\$0	\$200,000
76	NEWLAND Ct	Lakewood	JSC	2,086	\$95.88	Brick	1962	2	\$1	304	Jun-11	\$200,000	\$0	\$200,000
5494	W 1ST Ave	Lakewood	JSC	2,122	\$96.61	Frame	1942	2	\$21,600	50	Nov-11	\$205,000	\$0	\$205,000
170	S CODY St	Lakewood	JSC	4,220	\$51.18	Brick	1976	2	\$1	324	Jun-11	\$216,000	\$5,000	\$211,000
130	S INGALLS St	Lakewood	JSC	3,168	\$66.92	Brick	1957	2	\$1	336	Sep-11	\$212,000	\$0	\$212,000
5845	W KENTUCKY Pl	Lakewood	JSC	2,510	\$86.65	Brick	1973	2	\$1	424	Sep-11	\$217,500	\$4,350	\$213,150
72	GARRISON St	Lakewood	JSC	2,541	\$86.38	Brick	1960	2	\$0	153	Aug-11	\$219,500	\$2,500	\$217,000
65	S Gray St	Lakewood	JSC	3,300	\$67.42	Brick	1964	2	\$1	371	Dec-11	\$222,500	\$3,150	\$219,350
2623	S EVERETT St	Lakewood	JSC	2,604	\$86.41	Frame/Brick	1970	2	\$1	367	Aug-11	\$225,000	\$3,000	\$222,000
75	S Gray St	Lakewood	JSC	3,300	\$67.42	Frame	1964	2	\$1	371	Nov-11	\$222,500	\$0	\$222,500
1086	S REED St	Lakewood	JSC	2,574	\$87.80	Frame/Brick	1973	2	\$1	303	Mar-11	\$226,000	\$0	\$226,000
185	S KENDALL St	Lakewood	JSC	3,014	\$74.98	Brick	1964	2	\$1	331	Sep-11	\$226,000	\$0	\$226,000
6525	W CEDAR Pl	Lakewood	JSC	3,122	\$74.31	Brick	1971	2	\$1	315	Jun-11	\$232,000	\$0	\$232,000
1022	S ARBUTUS St	Lakewood	JSC	3,060	\$78.43	Brick	1966	2	\$1	405	Sep-11	\$240,000	\$400	\$239,600
7220	W ARKANSAS Ave	Lakewood	JSC	3,824	\$62.76	Brick	1964	2	\$1	298	Apr-11	\$240,000	\$0	\$240,000
5660	W 3RD Pl	Lakewood	JSC	4,016	\$60.26	Brick	1972	2	\$1	325	Jun-11	\$242,000	\$2,000	\$240,000
186	YANK Way	Lakewood	JSC	3,957	\$67.98	Frame	1977	2	\$1	303	Apr-11	\$269,000	\$6,000	\$263,000
78	YANK Way	Lakewood	JSC	3,957	\$67.73	Brick	1978	2	\$1	231	Feb-11	\$268,000	\$0	\$268,000
DUPLEX	Averages				\$88.94	\$/SF				197	DOM	Average Sales Price		\$212,518

JEFFERSON COUNTY															
Address		City		Area	Square Feet	\$/SF Fin	Construction	Year Built	Units	Income	DOM Days on Market	SOLD Date	Sales Price	Concession	NET SALES PRICE
3 UNITS															
1655	PIERCE	St	Lakewood	JFC	2,125	\$89.41	Brick	1953	3	\$22,200	110	Apr-11	\$190,000	\$0	\$190,000
1645	PIERCE	St	Lakewood	JFC	2,125	\$91.76	Brick	1953	3	\$22,800	149	May-11	\$195,000	\$0	\$195,000
1339	CHASE	St	Lakewood	JFC	2,478	\$108.96	Frame/Brick	1947	3	\$27,900	72	Aug-11	\$270,000	\$0	\$270,000
1621	SALVIA	St	Golden	JFW	3,549	\$69.60	Frame	1965	3	\$3,150	92	Dec-11	\$247,000	\$0	\$247,000
6135	GRAY	St	Arvada	JNC	1,350	\$177.78	Brick	1963	3	\$0	29	Apr-11	\$240,000	\$0	\$240,000
3 UNITS		Averages				\$107.50	\$/SF					90	DOM	Average Sales Price	\$228,400
JEFFERSON COUNTY															
Address		City		Area	Square Feet	\$/SF Fin	Construction	Year Built	Units	Income	DOM Days on Market	SOLD Date	Sales Price	Concession	NET SALES PRICE
4 UNITS															
2865	CHASE	St	Wheat Ridge	JFC	2,612	\$69.68	Frame	1925	4	\$0	12	Aug-11	\$182,000	\$0	\$182,000
5260	W 24TH	Ave	Edgewater	JFC	2,300	\$87.83	Brick	1950	4	\$0	12	Feb-11	\$202,000	\$0	\$202,000
4583	N EVERETT	St	Wheat Ridge	JFC	2,944	\$70.99	Frame	1962	4	\$0	25	Jun-11	\$209,000	\$0	\$209,000
3720	Vance	St	Wheat Ridge	JFC	3,224	\$72.89	Brick	1959	4	\$0	1041	Jul-11	\$235,000	\$0	\$235,000
1150	TELLER	St	Lakewood	JFC	3,008	\$78.13		1940	4	\$3,258	128	Nov-11	\$235,000	\$0	\$235,000
1308	MARSHALL	St	Lakewood	JFC	3,612	\$68.24	Brick	1960	4	\$33,600	89	Aug-11	\$246,500	\$0	\$246,500
4515	N Field	St	Wheat Ridge	JFC	2,944	\$84.92	Brick	1961	4	\$33,600	977	Jan-11	\$250,000	\$0	\$250,000
10451	W 7Th	Pl	Lakewood	JFC	3,576	\$69.91	Brick	1958	4	\$33,600	155	Feb-11	\$250,000	\$0	\$250,000
1175	UPHAM	St	Lakewood	JFC	4,000	\$67.50	Frame/Brick	1942	4	\$35,400	88	Aug-11	\$270,000	\$5,400	\$264,600
4704	SIMMS	St	Wheat Ridge	JFC	3,468	\$77.85	Brick	1972	4	\$36,000	30	Jan-11	\$270,000	\$3,000	\$267,000
5254	W 26TH	Ave	Edgewater	JFC	4,712	\$66.39	Frame	1946	4	\$1	122	Dec-11	\$312,850	\$0	\$312,850
2593	N Pierce	St	Lakewood	JFC	3,300	\$110.61	Frame/Brick	1956	4	\$36,000	31	Jan-11	\$365,000	\$0	\$365,000
4540	EVERETT	Ct	Wheat Ridge	JFC	3,764	\$106.27	Brick	1962	4	\$39,600	134	Jun-11	\$400,000	\$0	\$400,000
3720	FENTON	St	Wheat Ridge	JFC	1,500	\$280.00	Frame	1963	4	\$39,600	60	May-11	\$420,000	\$0	\$420,000
9513	W ALAMEDA	Ave	Lakewood	JFC	5,507	\$107.14	Vinyl Siding	1974	4	\$60,000	66	Jun-11	\$590,000	\$0	\$590,000
1417	UTAH	St	Golden	JFW	3,732	\$69.67	Frame	1971	4	\$35,400	12	Nov-11	\$260,000	\$0	\$260,000
18232	W 3RD	Pl	Golden	JFW	3,832	\$83.25	Brick	1972	4	\$31,200	44	Aug-11	\$319,000	\$0	\$319,000
7765	W 61ST	Ave	Arvada	JNC	3,096	\$93.64	Frame/Brick	1958	4	\$30,210	70	Sep-11	\$289,900	\$0	\$289,900
5900	OAK	St	Arvada	JNC	1,650	\$181.76	Brick	1964	4	\$0	29	Apr-11	\$299,900	\$0	\$299,900
6204	JOHNSON	Way	Arvada	JNC	1,700	\$176.41	Brick	1959	4	\$0	6	Mar-11	\$299,900	\$0	\$299,900
6668	W CEDAR	Pl	Lakewood	JSC	3,438	\$100.35	Frame/Brick	1946	4	\$45,600	4	Jul-11	\$345,000	\$0	\$345,000
240	S Ingalls	St	Lakewood	JSC	5,280	\$69.13	Brick	1964	4	\$0	213	Feb-11	\$365,000	\$0	\$365,000
287	S HOYT	St	Lakewood	JSC	5,766	\$109.26	Vinyl Siding	1981	4	\$60,000	78	Jul-11	\$630,000	\$0	\$630,000
4 UNITS		Averages				\$100.08	\$/SF					149	DOM	Average Sales Price	\$314,680

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Keith A. Hurtubise

Broker Associate

Registered Real Estate Appraiser (Inactive)

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