

JEFFERSON COUNTY							Construction	Units	Total	Sold	Concessions					
				Total SqFt		PAI	Days on			Sold Price	Adjusted					
Address		City		Area	\$/SF	Year Built		Market	Date	Sales Price						
DUPLEXES																
5965	W	39TH	PI	Wheat Ridge	JFC	1,398	\$97	Brick	1951	2	\$0	52	Feb-10	\$135,000	\$0	\$135,000
7630	W	10TH	Ave	Lakewood	JFC	1,456	\$93	Brick	1948	2	\$0	14	Mar-10	\$136,000	\$0	\$136,000
605		Ingalls	St	Lakewood	JFC	2,461	\$60	Frame/Brick	1963	2	\$0	23	Jun-09	\$150,800	\$2,000	\$148,800
1430		Jay	St	Lakewood	JFC	3,690	\$41	Brick	1963	2	\$0	92	Jan-09	\$149,625	\$0	\$149,625
5700	W	29Th	Ave	Wheat Ridge	JFC	1,395	\$110	Brick	1949	2	\$16,200	660	Jan-10	\$153,000	\$0	\$153,000
1880	W	Independence	St	Lakewood	JFC	2,610	\$59	Brick	1960	2	\$24,000	22	Jan-10	\$155,000	\$0	\$155,000
3840		Ingalls	St	Wheat Ridge	JFC	1,344	\$119	Brick	1954	2	\$0	35	Sep-09	\$160,000	\$0	\$160,000
4000		Jay	St	Wheat Ridge	JFC	2,520	\$69	Brick	1960	2	\$0	67	Oct-09	\$175,000	\$0	\$175,000
9370	W	45Th	Ave	Wheat Ridge	JFC	2,636	\$67	Brick	1970	2	\$16,800	63	Sep-09	\$176,000	\$0	\$176,000
7371	W	20Th	Ave	Lakewood	JFC	2,184	\$81	Stucco	1949	2	\$23,400	222	May-10	\$183,000	\$5,400	\$177,600
670		Ingalls	St	Lakewood	JFC	2,866	\$66	Block	1969	2	\$24,000	106	Aug-09	\$190,000	\$0	\$190,000
9475	W	20Th	Ave	Lakewood	JFC	1,827	\$105	Brick	1953	2	\$0	15	Jun-09	\$191,001	\$0	\$191,001
9630	W	25Th	PI	Lakewood	JFC	3,504	\$57	Brick	1962	2	\$0	136	Mar-09	\$200,000	\$0	\$200,000
2098		Fenton	St	Edgewater	JFC	2,239	\$92	Brick	1953	2	\$0	100	Feb-10	\$205,000	\$0	\$205,000
4430		Dover	St	Wheat Ridge	JFC	3,552	\$60	Frame/Brick	1961	2	\$0	6	Jan-09	\$217,833	\$4,357	\$213,476
2705		PIERCE	St	Wheat Ridge	JFC	3,696	\$58	Frame	1972	2	\$2,000	9	Mar-10	\$215,000	\$0	\$215,000
4700		Holland	St	Wheat Ridge	JFC	1,870	\$118	Frame	1969	2	\$21,600	94	Dec-09	\$220,000	\$0	\$220,000
5901	W	30Th	Ave	Wheat Ridge	JFC	1,568	\$142	Brick	1958	2	\$17,304	180	Apr-09	\$226,900	\$4,000	\$222,900
1875		Jellison	St	Lakewood	JFC	3,265	\$68	Brick	1957	2	\$0	66	Jun-09	\$223,000	\$0	\$223,000
10350	W	12TH	Ave	Lakewood	JFC	6,685	\$34	Brick	1963	2	\$0	136	Apr-10	\$225,000	\$0	\$225,000
10655	W	12Th	PI	Lakewood	JFC	2,028	\$113	Frame/Brick	1973	2	\$25,200	6	Feb-09	\$230,000	\$0	\$230,000
4683		Holland	St	Wheat Ridge	JFC	2,764	\$83		1969	2	\$0	44	Sep-09	\$230,000	\$0	\$230,000
2201		Harlan	St	Edgewater	JFC	3,960	\$58	Brick	1970	2	\$20,700	156	Nov-09	\$236,500	\$6,500	\$230,000
1700		Cody	St	Lakewood	JFC	1,820	\$128	Brick	1954	2	\$21,000	81	Jan-10	\$232,100	\$0	\$232,100
10579	W	25Th	Ave	Lakewood	JFC	3,178	\$75	Brick	1961	2	\$0	304	Dec-09	\$242,500	\$3,000	\$239,500
2537		Ames	St	Edgewater	JFC	2,025	\$119	Brick	1892	2	\$0	112	Oct-09	\$240,000	\$0	\$240,000
3135		Newland	St	Wheat Ridge	JFC	2,076	\$117	Brick	1960	2	\$0	5	Jul-09	\$249,900	\$7,500	\$242,400
4665		HOYT	St	Wheat Ridge	JFC	2,340	\$105	Brick	1970	2	\$26,400	23	Apr-10	\$245,000	\$0	\$245,000
4635		SIMMS	St	Wheat Ridge	JFC	2,317	\$108	Brick	1970	2	\$0	13	Apr-10	\$255,000	\$5,000	\$250,000
4695		Garrison	St	Wheat Ridge	JFC	3,304	\$76	Brick	1960	2	\$22,248	363	Feb-10	\$255,000	\$3,500	\$251,500
1862		IRIS	St	Lakewood	JFC	3,734	\$74	Brick	1957	2	\$12,000	3	May-10	\$275,000	\$0	\$275,000
3300		Holland	St	Wheat Ridge	JFC	3,796	\$74	Brick	1961	2	\$24,600	23	Sep-09	\$280,000	\$0	\$280,000
3940		HOYT	Ct	Wheat Ridge	JFC	2,893	\$98	Frame/Brick	1971	2	\$25,200	55	May-10	\$286,000	\$3,300	\$282,700
1945		Independence	St	Lakewood	JFC	3,074	\$98	Frame/Brick	1965	2	\$2,880	14	Oct-09	\$300,000	\$0	\$300,000
2065		ROSEWOOD	Dr	Lakewood	JFC	2,954	\$110	Brick	1961	2	\$28,200	16	Apr-10	\$325,000	\$0	\$325,000
3330	W	Yarrow	St	Wheat Ridge	JFC	2,483	\$133	Brick	1961	2	\$26,400	124	Jun-09	\$330,000	\$0	\$330,000
6797	W	Portland	Ave	Littleton	JFS	2,756	\$95	Vinyl Siding	1975	2	\$24,600	165	Jul-09	\$266,000	\$5,500	\$260,500
8425	W	Colfax		Lakewood	JFS	8,400	\$59		1950	2	\$71,080	165	Feb-09	\$495,000	\$0	\$495,000

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Address		City	Area	Total SqFt	\$/SF	Year Built			Days on Market	Date	Sold Price		Adjusted Sales Price		
DUPLEXES															
750	Juniper	St	Golden	JFW	1,738	\$110	Vinyl Siding	1955	2	\$0	423	Oct-09	\$190,500	\$0	\$190,500
906	Van Gordon	St	Lakewood	JFW	4,600	\$47	Brick	1985	2	\$0	42	Jul-09	\$217,500	\$0	\$217,500
832	Torrey	St	Golden	JFW	2,491	\$107	Frame	1973	2	\$0	151	Dec-09	\$269,500	\$4,000	\$265,500
1409	Pike	St	Golden	JFW	3,530	\$79	Brick	1963	2	\$22,800	342	May-09	\$280,000	\$0	\$280,000
820	WELCH	St	Lakewood	JFW	4,854	\$65	Frame	2008	2	\$0	34	Feb-10	\$315,000	\$0	\$315,000
8605	W 54Th	Pl	Arvada	JNC	1,652	\$83	Brick	1959	2	\$0	181	Jul-09	\$136,500	\$0	\$136,500
9278	W 56Th	Pl	Arvada	JNC	3,330	\$53	Frame/Brick	1975	2	\$0	73	Jun-09	\$175,000	\$0	\$175,000
9334	W 66Th	Pl	Arvada	JNC	1,632	\$122	Brick	1964	2	\$21,000	74	Jun-09	\$200,000	\$1,000	\$199,000
5701	Yukon	St	Arvada	JNC	2,288	\$98	Stucco	1909	2	\$14,400	132	Sep-09	\$225,000	\$0	\$225,000
5075	Simms	Pl	Wheat Ridge	JNC	3,296	\$96	Brick	1980	2	\$0	59	Jun-09	\$318,000	\$0	\$318,000
825	S Harlan	St	Lakewood	JSC	1,763	\$65	Frame/Brick	1962	2	\$17,544	129	May-09	\$115,000	\$0	\$115,000
588	Gray	Ct	Lakewood	JSC	3,672	\$35	Frame/Brick	1962	2	\$0	448	Jan-09	\$130,000	\$0	\$130,000
580	Harlan	St	Lakewood	JSC	3,180	\$41		1962	2	\$0	72	Jul-09	\$131,950	\$0	\$131,950
591	HARLAN	St	Lakewood	JSC	2,915	\$51	Brick	1973	2	\$0	34	Feb-10	\$150,000	\$0	\$150,000
6106	W 6th Ave Frontage Rd		Lakewood	JSC	3,022	\$52	Frame	1971	2	\$0	56	Mar-10	\$157,000	\$0	\$157,000
5494	W 1ST Ave		Lakewood	JSC	2,122	\$85	Frame	1942	2	\$20,000	8	Feb-10	\$180,000	\$0	\$180,000
5780	W 5Th Ave		Lakewood	JSC	3,306	\$61	Brick	1965	2	\$0	7	Feb-09	\$202,500	\$0	\$202,500
225	S MARSHALL	St	Lakewood	JSC	3,952	\$58	Brick	1962	2	\$0	18	Nov-09	\$230,000	\$0	\$230,000
187	S Cody	St	Lakewood	JSC	2,400	\$100	Brick	1962	2	\$0	210	Jun-09	\$240,000	\$0	\$240,000
942	S Zephyr Ct		Lakewood	JSC	3,706	\$67	Frame/Brick	1970	2	\$0	32	Jan-09	\$252,000	\$2,500	\$249,500
5746	W 2Nd Ave		Lakewood	JSC	3,072	\$83	Brick	1980	2	\$26,400	742	Mar-09	\$255,000	\$0	\$255,000
2573	S Everett	St	Lakewood	JSC	2,552	\$104	Block	1970	2	\$33,000	85	Jul-09	\$265,000	\$0	\$265,000
9740	W Jewell	Pl	Lakewood	JSC	3,323	\$90	Frame/Brick	1974	2	\$25,500	162	Feb-10	\$300,000	\$0	\$300,000
DUPLEX	Averages				\$83	per SF				119	DOM		Sales Pric	\$221,935	

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3 UNITS															
4089	Ames	St	Wheat Ridge	JFC	2,724	\$55	Frame/Brick	1963	3	\$0	158	Jan-10	\$150,000	\$0	\$150,000
1550	FENTON	St	Lakewood	JFC	2,158	\$87	Brick	1954	3	\$2,280	77	Apr-10	\$194,000	\$5,850	\$188,150
1651	Vance	St	Lakewood	JFC	2,125	\$91	Block	1952	3	\$0	4	Jul-09	\$195,103	\$1,800	\$193,303
1000	12Th	St	Golden	JFW	3,300	\$145	Brick	1899	3	\$33,540	30	Jan-09	\$480,000	\$0	\$480,000
3 UNITS	Averages				\$118	per SF				17	DOM		Sales Pric	\$336,652	

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4 UNITS															
1430	Gray	St	Lakewood	JFC	2,080	\$36	Brick	1946	4	\$0	130	Mar-09	\$74,225	\$0	\$74,225
1383	UPHAM	St	Lakewood	JFC	3,409	\$48	Brick	1956	4	\$0	18	Jun-10	\$165,000	\$0	\$165,000
1995	Ingalls	St	Lakewood	JFC	3,209	\$52	Frame/Brick	1951	4	\$0	3	Apr-09	\$165,500	\$0	\$165,500
1200	LAMAR	St	Lakewood	JFC	3,203	\$59	Brick	1963	4	\$0	5	Apr-10	\$195,000	\$5,000	\$190,000
665	Miller	Ct	Lakewood	JFC	3,400	\$59	Brick	1959	4	\$0	95	Aug-09	\$199,160	\$0	\$199,160
10541	W 7Th	Pl	Lakewood	JFC	3,200	\$72	Frame	1959	4	\$0	551	Oct-09	\$231,250	\$0	\$231,250
2215	Reed	Dr	Lakewood	JFC	3,250	\$73	Brick	1961	4	\$33,390	157	Jun-09	\$237,000	\$0	\$237,000
999	UPHAM	Ct	Lakewood	JFC	3,111	\$79	Brick	1956	4	\$0	17	Mar-10	\$246,000	\$0	\$246,000
11928	W Independence	Ave	Lakewood	JFC	3,435	\$76	Brick	1962	4	\$0	17	Jan-10	\$260,000	\$0	\$260,000
10680	W 38TH	Pl	Wheat Ridge	JFC	2,970	\$94	Frame/Brick	1960	4	\$0	18	Jun-10	\$283,000	\$3,000	\$280,000
6840	W 25Th	Ave	Edgewater	JFC	4,648	\$60	Frame	1970	4	\$0	8	Jul-09	\$280,500	\$0	\$280,500
1995	Ingalls	St	Lakewood	JFC	3,210	\$89	Frame/Brick	1951	4	\$39,840	46	Aug-09	\$285,000	\$0	\$285,000
2717	Sheridan	Blvd	Wheat Ridge	JFC	3,190	\$91	Brick	1955	4	\$40,200	30	Jan-09	\$290,000	\$0	\$290,000
6269	W 11TH	Ave	Lakewood	JFC	3,224	\$100	Brick	1963	4	\$33,600	27	Jan-10	\$321,500	\$0	\$321,500
18244	W 3Rd	Pl	Golden	JFW	3,840	\$81	Brick	1972	4	\$0	472	Nov-09	\$312,000	\$0	\$312,000
16975	W 8TH	Pl	Golden	JFW	4,436	\$73	Brick	1963	4	\$33,000	59	Apr-10	\$325,000	\$0	\$325,000
8721	W 62ND	Ave	Arvada	JNC	3,312	\$52	Frame/Brick	1971	4	\$29,400	29	Mar-10	\$172,300	\$0	\$172,300
5830	Pierce	St	Arvada	JNC	2,392	\$98	Brick	1959	4	\$26,400	71	Feb-10	\$235,000	\$0	\$235,000
11503	W 61St	Pl	Arvada	JNC	5,604	\$55	Frame/Brick	1964	4	\$43,200	297	Nov-09	\$308,000	\$0	\$308,000
7660	W 65Th	Ave	Arvada	JNC	4,042	\$88	Frame/Brick	1971	4	\$40,800	95	Jun-09	\$363,000	\$6,000	\$357,000
5530	W 3RD	Pl	Lakewood	JSC	3,020	\$71	Brick	1961	4	\$31,200	8	May-10	\$214,000	\$0	\$214,000
1540	S Ames	St	Lakewood	JSC	6,624	\$51	Frame	1969	4	\$43,200	93	Dec-09	\$345,500	\$5,000	\$340,500
4 UNITS	Averages				\$71	per SF				102	DOM		Sales Price	\$249,497	

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Broker Associate

Registered Real Estate Appraiser (Inactive)

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