

Steven Ross
 LIV Sotheby's International Realty
sross@livsothebysrealty.com
 Ph: 720-881-5715

Property Type: Residential

Status is one of 'Active', 'Under Contract' Status is 'Sold' Status Contractual Search Date (System) is 04/06/2019 to 07/08/2019 Type is not 'Rental' Latitude, Longitude is around 39.66, -104.95, is not around 39.67, -104.96

Active Properties

MLS Number	Address	City	Beds	Baths	SqFt Abv	SqFt Ttl	SqFt Fin	List	PSF Abv	PSF Ttl	PSF Fin	CDOM	Orig Price	List Price	
7635693	3500 E Dartmouth Ave	Denver	3	3	2,433	3,980	3,869	6/6/2019	431	264	271	63	1,049,000	1,049,000	
3618506	3187 S Dallas Ct	Denver	4	4	2,430	3,091	447	6/8/2019	401	315	2,181	30	1,099,000	975,000	
5773014	2701 S Jackson St	Denver	5	5	3,444	3,444	3,444	5/17/2019	251	251	251	128	939,000	865,000	
5852367	2988 S Dallas Way	Denver	5	3	1,754	3,508	3,408	6/25/2019	448	224	230	13	785,000	785,000	
2563112	2455 E Dartmouth Ave	Denver	3	2	1,693	2,137	2,093	5/21/2019	458	363	370	48	850,000	775,000	
5769363	3121 S Josephine St	Denver	4	3	2,029	2,912	2,637	6/28/2019	364	254	280	10	739,000	739,000	
9111167	2708 S Adams St	Denver	3	3	1,663	1,663	1,663	5/23/2019	400	400	400	46	695,000	664,900	
7925910	3000 S University Blvd	Denver	4	3	2,451	2,451	2,451	4/13/2019	269	269	269	86	670,000	659,000	
3442201	2861 S Jackson St	Denver	4	3	1,026	1,970	1,970	5/30/2019	619	322	322	39	650,000	635,000	
2975058	2801 S Harrison St	Denver	3	2	1,528	1,528	1,528	6/20/2019	386	386	386	18	599,850	589,850	
3062904	3209 E Yale Way	Denver	3	2	1,415	1,415	1,415	5/8/2019	392	392	392	61	595,000	555,000	
8122595	2718 S Steele St	Denver	4	2	1,014	2,028	1,825	5/2/2019	513	256	285	67	574,900	520,000	
7393756	3436 E Nielsen Ln	Denver	2	2	1,397	1,397	1,397	6/20/2019	340	340	340	18	485,000	475,000	
8126126	2741 S Harrison St	Denver	2	1	1,277	1,277	1,277	6/18/2019	341	341	341	63	434,900	434,900	
5904251	2756 S Madison St	Denver	2	1	855	855	855	6/10/2019	485	485	485	28	479,000	415,000	
Count:			15	Averages:			1,761	2,244	2,019	\$ 407	\$ 324	\$ 454	48	\$709,643	\$675,777
List Price:			High	\$1,049,000	Low	\$415,000	Median	\$659,000							



Property Type: Residential

Status is one of 'Active', 'Under Contract' Status is 'Sold' Status Contractual Search Date (System) is 04/06/2019 to 07/08/2019 Type is not 'Rental' Latitude, Longitude is around 39.66, -104.95, is not around 39.67, -104.96

Under Contract Properties

MLS Number	Address	City	Beds	Baths	SqFt Abv	SqFt Ttl	SqFt Fin	Contract	PSF Abv	PSF Ttl	PSF Fin	CDOM	Orig Price	List Price
6393842	3061 S Fillmore Way	Denver	4	3	2,188	3,936	3,636	5/13/2019	537	299	323	38	1,275,000	1,175,000
6355107	2926 S Saint Paul St	Denver	4	4	1,893	3,656	3,178	6/25/2019	515	267	307	5	975,000	975,000
8510029	2990 S Monroe St	Denver	4	3	2,459	3,847	3,186	6/20/2019	325	208	251	5	799,900	799,900
2908407	2744 S Milwaukee St	Denver	5	3	1,920	3,867	3,283	6/23/2019	411	204	240	3	789,000	789,000
4762881	2945 S Steele St	Denver	4	3	1,134	2,268	2,041	6/8/2019	644	322	358	10	739,900	729,900
7339285	2940 S Steele St	Denver	4	2	1,132	2,264	2,038	6/28/2019	574	287	319	1	650,000	650,000
9363828	2741 S Jackson St	Denver	3	1	884	884	884	6/18/2019	508	508	508	4	449,000	449,000
8643464	2773 S Garfield St	Denver	2	1	1,113	1,113	1,113	7/5/2019	395	395	395	10	440,000	440,000
8219660	3425 E Nielsen Ln	Denver	3	1	1,020	1,020	1,020	6/10/2019	431	431	431	3	440,000	440,000
Count: 9			Averages:		1,527	2,539	2,264		\$ 482	\$ 325	\$ 348	9	\$728,644	\$716,422
List Price:			High	\$1,175,000	Low	\$440,000	Median	\$729,900						

Sold Properties

MLS Number	Address	City	Beds	Baths	SqFt Abv	SqFt Ttl	SqFt Fin	Sold	PSF Abv	PSF Ttl	PSF Fin	CDOM	Orig Price	List Price	Sold Price	Sold/ OLP
6043782	3267 S Steele St	Denver	4	3	3,396	3,396	3,396	5/31/2019	390	390	390	56	1,585,000	1,350,000	1,325,000	84%
7567945	3660 E Dartmouth Ave	Denver	5	4	3,461	4,619	4,322	5/24/2019	318	238	255	10	1,075,000	1,075,000	1,100,000	102%
9385446	2740 E Flora Pl	Denver	4	4	2,306	3,138	3,138	5/31/2019	403	296	296	7	918,000	918,000	930,000	101%
7407537	2706 S Clayton St	Denver	5	4	1,901	3,101	3,101	6/5/2019	480	294	294	51	925,000	919,900	912,500	99%
9496373	3255 S Saint Paul St	Denver	3	2	1,809	2,739	2,214	4/26/2019	460	304	376	4	775,000	775,000	831,501	107%
8532964	3059 S Detroit Way	Denver	4	3	1,574	2,624	2,507	6/28/2019	499	299	313	7	789,000	789,000	785,000	99%
4027103	2976 S Saint Paul St	Denver	5	3	1,687	3,374	3,374	7/2/2019	459	230	230	4	825,000	825,000	775,000	94%
8899407	2751 S Monroe St	Denver	4	2	1,099	2,257	2,257	4/8/2019	579	282	282	52	669,700	649,700	636,500	95%
5402295	3409 E Yale Way	Denver	2	1	931	931	931	5/20/2019	473	473	473	4	439,900	439,900	439,900	100%
4528043	3025 S Harrison St	Denver	2	1	1,255	1,255	1,255	6/18/2019	350	350	350	2	439,000	439,000	439,000	100%
9757397	2725 S Garfield St	Denver	4	2	1,189	1,189	1,189	5/28/2019	361	361	361	23	440,000	440,000	429,000	98%
Count: 11			Averages:		1,873	2,602	2,517		\$ 434	\$ 320	\$329	20	\$807,327	\$783,682	\$782,127	97%
Sold Price:			High	\$ 1,325,000	Low	\$ 429,000	Median	\$ 785,000								



Steven Ross

LIV Sotheby's International Realty

sross@livsothebysrealty.com

Ph: 720-881-5715

Property Type: Residential

Status is one of 'Active', 'Under Contract' Status is 'Sold' Status Contractual Search Date (System) is 04/06/2019 to 07/08/2019 Type is not 'Rental' Latitude, Longitude is around 39.66, -104.95, is not around 39.67, -104.96

Report Totals	Count: 35	Averages:	SqFt	SqFt	SqFt	PSF	PSF	PSF	CDOM	Orig	List	Sold	Sold/
			Abv	Ttl	Fin	Abv	Ttl	Fin		Price	Price	Price	OLP
			1,736	2,432	2,238	\$ 435	\$ 323	\$ 387	29	\$745,230	\$720,141	\$782,127	97%

