

Residential Value Trends By Neighborhood 2003 Compared To 2001

Nbhd #	Neighborhood	No. of Parcels	Median Value (in \$)		Percent Change
			2003	2001	
1	Montbello	4,218	176,700	143,000	23.6%
2	Parkfield	604	178,500	127,300	40.2%
3	Green Valley	4,244	196,400	161,600	21.5%
4	Gateway N	4	187,450	99,400	88.6%
101	Stapleton (NEW)	287	281,900	N/A	N/A
103	NE Park Hill	1	132,300	111,500	18.7%
104	NE Park Hill	419	170,300	134,600	26.5%
105	NE Park Hill	856	174,650	140,550	24.3%
106	NE Park Hill	91	125,700	104,400	20.4%
107	NE Park Hill	73	162,700	135,700	19.9%
108	N Park Hill	319	217,900	180,500	20.7%
109	N Park Hill	357	240,900	203,000	18.7%
110	N Park Hill	1,293	191,300	159,800	19.7%
111	N Park Hill	1,206	164,150	132,400	24.0%
112	Park Hill (N)	288	304,800	263,150	15.8%
113	Park Hill (N)	446	267,300	222,850	19.9%
114	Park Hill (N)	489	318,400	278,500	14.3%
115	Park Hill (N)	365	321,100	280,300	14.6%
116	Park Hill (S)	264	320,300	269,800	18.7%
117	Park Hill (S)	361	309,300	265,300	16.6%
118	Park Hill (S)	342	416,350	378,200	10.1%
120	Park Hill (S)	371	270,100	238,300	13.3%
121	E Colfax (N)	146	175,050	155,350	12.7%
122	E Colfax (N)	164	172,800	144,250	19.8%
123	E Colfax (N)	383	152,700	123,500	23.6%
124	E Colfax (N)	449	147,900	119,200	24.1%
127	Montbello	1,740	184,900	156,400	18.2%
128	Montbello	533	169,900	133,800	27.0%
129	Montbello	479	167,000	133,900	24.7%
130	Park Hill (N)	289	417,200	349,300	19.4%
131	Park Hill (S)	357	543,300	467,400	16.2%
132	Park Hill (S)	186	239,050	220,000	8.7%
133	Overlook (NEW)	123	190,900	N/A	N/A
201	Swansea (N)	703	142,900	115,700	23.5%
202	Swansea	194	134,600	105,450	27.6%
203	Globeville	514	137,050	112,200	22.1%
205	Zuni Park	1,380	159,400	131,000	21.7%
206	Regis	291	163,700	133,200	22.9%
207	Regis	729	194,300	154,000	26.2%
208	Berkeley	270	242,250	203,300	19.2%
210	Berkeley	91	208,900	174,400	19.8%
211	Berkeley	818	181,700	150,350	20.9%
212	Berkeley	733	182,300	147,900	23.3%
213	Berkeley	289	200,300	169,200	18.4%
214	Berkeley	42	209,100	184,700	13.2%
215	Berkeley	754	233,650	194,800	19.9%
216	Sunnyside	1,065	184,600	155,700	18.6%
217	Sunnyside	539	196,100	173,100	13.3%
218	Chaffee Park	893	176,000	149,600	17.6%
219	Chaffee Park	130	149,150	119,200	25.1%
220	Chaffee Park	45	133,600	126,800	5.4%

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			2003	2001	
221	Globeville	48	111,600	83,550	33.6%
222	Globeville	273	131,400	109,000	20.6%
223	Swansea	4	135,550	117,250	15.6%
224	Swansea (S)	381	137,500	108,500	26.7%
225	Swansea (S)	86	140,800	115,100	22.3%
226	Clayton	589	148,000	111,100	33.2%
227	Clayton	486	162,400	120,800	34.4%
228	Skyland	1,059	173,200	141,300	22.6%
229	Cole	311	174,100	128,000	36.0%
230	Cole	663	148,100	110,500	34.0%
231	Whittier	1,781	210,900	177,700	18.7%
232	Five Points	680	171,200	144,150	18.8%
233	Five Points	52	107,450	97,600	10.1%
234	Highland	798	230,800	189,500	21.8%
235	E Highland	563	164,700	134,900	22.1%
237	E Highland	252	212,200	163,250	30.0%
238	W Highland	679	223,700	189,000	18.4%
239	W Highland / HGV	253	226,600	190,600	18.9%
240	W Highland	202	224,950	193,200	16.4%
241	Sloans Lake	187	225,200	186,300	20.9%
242	W Highland	1,217	238,200	203,600	17.0%
243	Sloans Lake	183	276,000	207,000	33.3%
244	Sloans Lake	402	229,000	187,500	22.1%
245	E Sloans Lake	458	218,300	176,750	23.5%
247	E Sloans Lake	212	156,950	174,200	-9.9%
248	E Sloans Lake	106	229,850	198,450	15.8%
249	W Colfax	160	245,250	204,800	19.8%
250	Jefferson Park	386	184,000	144,100	27.7%
254	N Capital Hill	47	203,400	187,100	8.7%
255	W City Park	253	288,600	235,500	22.5%
256	S City Park	364	262,200	229,050	14.5%
257	N Sloans Lake	348	247,550	203,950	21.4%
258	Highland	328	218,750	184,700	18.4%
259	N Sloans Lake	304	235,650	200,350	17.6%
260	East Bay	111	280,300	226,600	23.7%
301	Inspiration Point	171	239,200	215,500	11.0%
302	Inspiration Point	197	184,600	160,600	14.9%
401	Bear Valley	437	247,700	209,700	18.1%
402	Bear Valley	1,072	229,700	195,100	17.7%
403	Seven Springs	115	236,700	201,400	17.5%
404	Harvey Park	105	213,100	195,800	8.8%
503	Civic Center	12	183,400	138,000	32.9%
504	Lincoln Park	680	163,500	124,100	31.7%
505	Sun Valley	193	152,900	110,600	38.2%
506	Avondale	388	165,450	136,300	21.4%
507	W Colfax	263	178,000	142,600	24.8%
508	Villa Park	385	173,700	150,400	15.5%
509	Villa Park	1,322	155,500	127,000	22.4%
510	N Speer	592	296,850	269,850	10.0%
511	N Country Club	485	439,400	410,600	7.0%
512	Parkway	875	423,500	390,900	8.3%

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			2003	2001	
513	Cherry Creek	108	408,200	376,900	8.3%
514	S Cherry Creek	84	314,300	282,900	11.1%
515	Stokes	146	410,950	377,400	8.9%
517	S Speer	1,074	257,950	225,450	14.4%
518	Valverde	624	163,600	133,300	22.7%
519	Barnum	1,945	161,300	133,100	21.2%
520	Barnum	1,152	175,200	143,450	22.1%
521	Westwood	819	163,300	136,200	19.9%
522	Westwood	1,931	150,900	121,100	24.6%
523	Athmar Park	1,715	173,500	144,700	19.9%
524	Athmar Park	618	167,550	134,950	24.2%
525	W Washington Park	464	245,500	212,550	15.5%
526	Washington Park	2,220	367,000	326,600	12.4%
527	Polo Club	70	1,682,750	1,422,600	18.3%
528	Belcaro	192	668,800	595,500	12.3%
529	Bonnie Brae	641	391,100	356,400	9.7%
530	Cory Merrill	1,873	250,000	218,200	14.6%
531	University	787	219,000	183,900	19.1%
532	Platte Park	1,927	247,600	203,800	21.5%
533	Overland	227	147,100	125,800	16.9%
534	Ruby Hill	55	170,900	119,800	42.7%
535	Ruby Hill	1,743	184,000	148,600	23.8%
536	Mar Lee	1,657	177,000	152,900	15.8%
537	Harvey Park	36	342,150	320,650	6.7%
538	Harvey Park	2,008	199,000	161,950	22.9%
539	Harvey Park	107	318,500	248,600	28.1%
540	E Harvey Park	1,470	159,300	135,950	17.2%
541	College View	329	167,200	140,700	18.8%
542	South Platte	2	296,800	232,750	27.5%
543	Overland	439	156,400	132,400	18.1%
544	University	1,049	218,700	181,900	20.2%
545	University Park	1,013	324,200	278,000	16.6%
546	University Park	274	377,950	331,850	13.9%
547	Wellshire	1,228	375,450	307,450	22.1%
548	University S	595	274,900	230,800	19.1%
549	S Harvey Park	1,907	207,100	174,400	18.8%
551	Country Club	356	1,114,400	967,300	15.2%
552	N Polo Club	157	857,900	773,700	10.9%
553	Baker	531	259,100	205,100	26.3%
555	Polo Field	110	1,145,800	851,550	34.6%
556	Bear Creek Subdv 1 & 2	80	291,700	244,900	19.1%
580	Ruby Hill	554	160,500	128,600	24.8%
581	Mar Lee	520	173,650	143,750	20.8%
582	Mar Lee	894	165,400	141,100	17.2%
583	College View	669	178,200	143,900	23.8%
584	Capitol Hill	109	306,800	248,300	23.6%
585	Capitol Hill S	254	316,950	288,950	9.7%
586	Cheesman Park	287	350,200	295,500	18.5%
587	Cheesman Park	202	444,050	306,200	45.0%
588	N Congress Park	776	293,550	261,400	12.3%
589	Congress Park	965	290,600	252,700	15.0%

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			2003	2001	
590	Biscayne	132	376,050	340,100	10.6%
591	Dartmouth Heights	72	410,700	384,550	6.8%
592	W Baker	568	196,750	136,400	44.2%
593	W Washington Park	1,665	284,300	259,400	9.6%
594	S Washington Park	412	313,500	273,800	14.5%
596	Rosedale	741	223,600	180,900	23.6%
597	N University	491	255,100	227,200	12.3%
598	S Country Club	59	1,052,400	1,038,400	1.3%
599	N Cherry Creek	263	470,900	377,900	24.6%
601	E Colfax (S)	712	150,100	125,000	20.1%
602	E Colfax (S)	118	175,550	150,650	16.5%
604	Montclair	751	242,500	205,800	17.8%
605	Montclair	128	359,000	293,350	22.4%
606	Hale / Mayfair	1,876	245,100	205,050	19.5%
607	S Hale	645	327,200	275,500	18.8%
611	Crestmoor	126	767,150	675,050	13.6%
612	Crestmoor	472	457,650	399,050	14.7%
613	Crestmoor E	388	220,350	183,600	20.0%
614	Lowry	566	440,900	339,600	29.8%
616	Crestmoor	182	327,600	305,900	7.1%
617	Lowry Custom	79	841,900	676,700	24.4%
618	Washington	109	397,500	337,600	17.7%
620	Washington	169	210,100	182,400	15.2%
621	Washington	159	210,700	181,300	16.2%
622	Washington	513	317,500	259,100	22.5%
624	Breakers	151	422,100	376,000	12.3%
627	Park Forest	150	257,800	234,050	10.1%
628	Virginia Vale	1	321,900	220,000	46.3%
629	Virginia Vale	170	180,050	156,850	14.8%
630	Virginia Vale	235	207,200	173,800	19.2%
631	Virginia Vale	323	212,800	181,900	17.0%
634	Virginia Village	198	206,650	176,350	17.2%
635	Virginia Village	176	220,200	179,850	22.4%
636	Virginia Village	468	190,300	159,200	19.5%
637	Virginia Village	297	186,200	158,000	17.8%
639	Virginia Vale	205	215,500	181,800	18.5%
640	Indian Creek	39	363,400	283,700	28.1%
641	Virginia Village	309	256,100	226,400	13.1%
642	Virginia Village	463	223,500	191,200	16.9%
643	Virginia Village	128	220,750	183,400	20.4%
644	Virginia Village	96	216,300	188,100	15.0%
645	Virginia Village	292	226,500	185,550	22.1%
646	Virginia Village	220	204,800	172,050	19.0%
647	Virginia Village	109	218,500	175,600	24.4%
648	Virginia Village	29	201,600	170,000	18.6%
649	Virginia Village	81	206,400	169,100	22.1%
650	Virginia Village	84	189,300	161,300	17.4%
651	Virginia Village	78	207,950	165,550	25.6%
652	Virginia Village	116	206,350	171,700	20.2%
653	Virginia Village	3	169,400	143,500	18.0%
654	Virginia Village	109	243,100	199,700	21.7%

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			2003	2001	
655	Goldsmith	287	248,100	218,100	13.8%
657	Goldsmith	2	266,400	216,750	22.9%
658	University Hills	123	202,100	176,200	14.7%
659	University Hills	42	223,700	219,050	2.1%
660	University Hills	123	197,600	170,500	15.9%
661	University Hills	95	244,600	218,300	12.0%
663	Goldsmith	143	277,400	248,500	11.6%
665	Hampden Heights E	695	248,000	210,200	18.0%
666	Hampden Heights E	99	242,600	211,600	14.7%
667	Hampden Heights W	555	238,900	210,100	13.7%
668	Hampden Heights W	489	257,800	233,300	10.5%
669	Hampden Heights W	230	264,450	225,600	17.2%
670	Hampden Heights W	241	310,900	269,600	15.3%
671	Hampden Heights W	17	261,100	232,800	12.2%
672	Holly Ridge	113	281,400	255,500	10.1%
673	Holly Hills	35	199,900	186,500	7.2%
674	University Hills	1,514	181,900	157,850	15.2%
675	University Hills	340	236,450	206,050	14.8%
676	University Hills	64	209,650	185,850	12.8%
678	Hilltop 6th Avenue	122	684,850	540,000	26.8%
679	Mayfair / Montclair	142	332,650	275,400	20.8%
680	Hilltop	596	454,650	381,500	19.2%
681	Hilltop	967	625,000	534,100	17.0%
682	Range View	104	290,500	256,350	13.3%
683	Hutchinson Hills	100	245,900	244,000	0.8%
690	Gun Club	106	395,000	339,150	16.5%
691	Tamarac Hills	79	349,200	294,900	18.4%
692	Crestridge	58	328,550	275,600	19.2%
693	Central Park	33	322,600	321,500	0.3%
694	Cornerstone	67	343,400	295,000	16.4%
695	Hilltop Downs	17	399,800	315,800	26.6%
696	Thomas Place	5	426,800	338,800	26.0%
697	Poplar Cove	12	423,550	335,900	26.1%
698	Summerfield	62	295,000	279,200	5.7%
703	Willow Point W	145	236,200	203,800	15.9%
704	Hutchinson Hills	89	285,700	241,300	18.4%
706	Hutchinson Hills	216	229,250	199,550	14.9%
707	Southmoor Park	578	361,450	305,500	18.3%
709	Southmoor #1	171	336,900	307,300	9.6%
710	Belmont Heights	175	237,200	217,700	9.0%
711	Cherry Point	182	368,250	308,800	19.3%
713	Chermont	81	250,400	218,300	14.7%
714	Pine Valley	233	238,700	216,100	10.5%
716	Pine Ridge	156	303,400	266,850	13.7%
717	Park Vista	456	254,550	229,800	10.8%
718	Willow Point E	180	251,100	239,900	4.7%
719	Hutchinson Hills	150	237,600	207,200	14.7%
801	Fort Logan	120	334,400	283,350	18.0%
802	Westbridge	200	211,100	177,050	19.2%
803	Fort Logan	555	257,000	220,500	16.6%
804	Fort Logan	569	204,500	163,900	24.8%

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			2003	2001	
805	Fort Logan	285	213,600	172,700	23.7%
901	Pinecrest	261	287,700	235,700	22.1%
902	Pinehurst	226	576,850	458,450	25.8%
903	Glenbrook	699	204,500	170,300	20.1%
904	Academy	132	218,100	181,400	20.2%
905	Grant Ranch / Marston	893	337,400	290,600	16.1%
906	Parkwest	507	204,400	166,400	22.8%