

1/16/97
 Shelley Bridge
 Remax Cherry Creek
 320-1556

WASHINGTON PARK SOLD
 Jan.-Dec. 1996
 WEST SIDE

AVERAGE: \$162,206 \$159,212 1283 \$126.67 31

PRICE RANGE	PROPERTY ADDRESS	STYLE	LIST PRICE	SOLD PRICE	SQ FT	\$/SQ FT	DOM	DATE	LISTOR	LISTING COMPANY
\$0-99,999	256 S Pearl	R	\$54,900	\$55,000	702	\$78.35	373	2/2/96	Marilyn Brath	Remax Masters Inc
	825 S Grant	R	\$75,500	\$71,450	706	\$101.20	54	9/17/96	Jan Kidneigh	Remax Cherry Creek
	254 S Pearl	R	\$79,000	\$77,500	764	\$101.44	31	9/30/96	Sandy Murphy	Keller Williams
	280 S Pearl	R	\$81,000	\$81,000	775	\$104.52	4	4/1/96	Sandy Murphy	Keller Williams Rlty
	282 S Pearl	R	\$83,000	\$82,000	775	\$105.81	20	2/23/96	Sandy Murphy	Keller Williams
	1154 S Clarkson	R	\$79,500	\$82,000	750	\$109.33	1	5/3/96	Sandy Murphy	Keller Williams
	410 E Virginia	R	\$85,000	\$82,000	800	\$102.50	16	9/30/96	Ken Huskey	Remax Southeast Inc
	1113 S Clarkson	SH	\$105,500	\$85,000	886	\$95.94	29	1/23/96	Sue Walker	Best Properties Ltd
	256 S Pearl	R	\$85,500	\$85,500	765	\$111.76	0	4/22/96	Sandy Murphy	Keller Williams Rlty
	621 E Exposition	R	\$89,900	\$87,000	830	\$104.82	25	1/12/96	Rosalie Miller	Cherry Creek SE
	772 S Pearl	SH	\$135,000	\$87,000	1275	\$68.24	26	3/20/96	Rosemary Maxwell	Remax Professionals
	133 S Sherman	R	\$89,000	\$87,750	1000	\$87.75	3	3/11/96	Sonny Wasinger	Keller Williams
	435 S Clarkson	R	\$94,500	\$92,000	913	\$100.77	8	9/25/96	Sandy Murphy	Keller Williams
	1125 S Emerson	R	\$94,500	\$94,000	800	\$117.50	3	3/28/96	Pam Gromer	Remax Southeast Inc
	5 S Logan	R	\$95,000	\$94,500	1007	\$93.84	38	1/16/96	Nora Oison	Perry & Butler
	439 S Clarkson	R	\$98,000	\$96,000	915	\$104.92	23	8/30/96	Sandy Murphy	Keller Williams
	861 S Emerson	R	\$98,000	\$98,000	804	\$121.89	2	6/27/96	Sherrie Mills	Home Rangers MB
	863 S Emerson	R	\$99,500	\$98,500	804	\$122.51	5	6/27/96	Sherrie Mills	Home Rangers MB
	143 S Sherman	R	\$99,500	\$99,500	1080	\$92.13	18	5/30/96	Sandy Murphy	Keller Williams
	141 S Sherman	R	\$99,500	\$99,500	1080	\$92.13	0	6/13/96	Sandy Murphy	Keller Williams
520 S Lincoln	R	\$99,900	\$99,900	965	\$103.52	10	9/30/96	Michael Craig	Remax Southeast	
\$100,000-129,999	441 S Clarkson	R	\$103,500	\$101,500	939	\$108.09	2	12/6/96	Retta Pettitt	Perry & Butler
	293 S Grant	2S	\$102,000	\$102,000	1600	\$63.75	0	5/17/96	Mike Hughes	Cherry Creek SE
	544 S Logan	R	\$102,500	\$103,500	875	\$118.29	3	8/27/96	Steve Blank	Coldwell Banker VS
	62 S Sherman	SH	\$122,000	\$108,200	1069	\$101.22	37	3/3/96	Christina Hart	Gerretson Realty
	295 S Emerson	R	\$109,900	\$109,900	948	\$115.93	42	4/16/96	Shelley Bridge	Remax Cherry Creek
	229 S Clarkson	R	\$114,900	\$114,900	807	\$142.38	10	2/29/96	Linda Philpott	Westwind Realty Inc
	275 S Ogden	R	\$115,000	\$115,000	1092	\$105.31	1	9/27/96	Kim Pomeroy	Perry & Butler
	920 S Washington	2S	\$129,950	\$115,000	1408	\$81.68	0	9/30/96	Gary Brockway	Remax Southeast
	374 S Lincoln	SH	\$122,500	\$115,000	1200	\$95.83	0	11/25/96	Steve Caragol	Frontier BH&G
	603 S Sherman	R	\$117,500	\$117,500	1019	\$115.31	1	4/30/96	Dave Edwards	Key RE Group

	814 S Sherman	R	\$119,900	\$119,000	735	\$161.90	41	12/30/96	Trent Headrick	Classic Advantage
	870 S Grant	R	\$119,900	\$119,900	864	\$138.77	14	7/30/96	Shelley Bridge	Remax Cherry Creek
	384 S Pennsylvania	R	\$115,000	\$120,000	979	\$122.57	3	5/23/96	Gail Wilson	Home Base Realty
	258 S Washington	R	\$119,900	\$120,000	1085	\$110.60	0	5/15/96	Ray Christman	Metro Brokers
	267 S Pearl	R	\$129,900	\$123,000	1406	\$87.48	10	3/22/96	Ellen Vaness-Seymour	Cherry CreekSE
	1152 S Ogden	R	\$124,900	\$123,000	827	\$148.73	2	7/8/96	John Bradley	MB/JM Bradley & Co
	528 S Pennsylvania	R	\$124,500	\$124,500	870	\$143.10	11	1/17/96	Michael Craig	Remax SE Inc
	940 S Logan	SH	\$127,500	\$125,500	1370	\$91.61	6	3/21/96	Alan Fruitman	Kelter Williams DTC
	520 E Dakota	R	\$129,000	\$126,000	1312	\$96.04	74	8/30/96	Suzanne Vandal	Preferred Properties
	258 S Grant	R	\$129,900	\$128,000	935	\$136.90	27	12/4/96	Jim Sullivan	Remax Southeast
	614 S Lincoln	R	\$135,000	\$128,500	1050	\$122.38	41	8/16/96	Kevin Kemp	Distinctive Prop Ltd
	133 S Sherman	R	\$129,900	\$129,000	1000	\$129.00	52	8/16/96	Jeff Evans	Keller Williams
\$130,000-159,999	735 S Sherman	SH	\$135,000	\$130,000	1330	\$97.74	10	4/26/96	Richard Graca	Cherry Creek Central
	972 S Emerson	R	\$134,900	\$130,000	951	\$136.70	7	4/29/96	Becky Rold	Coldwell Banker VS
	378 S Downing	R	\$134,900	\$130,800	960	\$136.25	18	12/9/96	Shelley Bridge	Remax Cherry Creek
	621 S Pennsylvania	RR	\$129,950	\$131,000	1031	\$127.06	10	6/26/96	Randy Pewtress	C 21 All Service
	43 S Logan	2S	\$134,900	\$131,500	2083	\$63.13	234	3/22/96	Kay Ray	RMX Metro Properties
	232 S Sherman	SH	\$134,900	\$132,500	1177	\$112.57	33	10/25/96	Manny Mendez	Remax Central
	272 S Pennsylvania	R	\$139,900	\$133,000	1008	\$131.94	8	10/25/96	Deborah Etheridge	Renaissance Realty
	992 S Clarkson	R	\$132,900	\$133,300	1090	\$122.29	7	8/23/96	Mark Cooney	MB/ Colony Realty
	120 S Logan	SH	\$145,900	\$133,500	1321	\$101.06	1	10/11/96	Deborah Etheridge	Renaissance Realty
	324 S Downing	R	\$129,900	\$133,850	958	\$139.72	7	3/29/96	Manny Mendez	Remax Central Inc
	15 S Pennsylvania	SH	\$136,500	\$134,000	1163	\$115.22	11	3/29/96	Linda Haney	Distinctive Moore
	653 S Washington	R	\$136,900	\$134,400	872	\$154.13	15	9/30/96	Shelley Bridge	Remax Cherry Creek
	366 S Downing	R	\$134,900	\$134,900	958	\$140.81	21	4/25/96	Robin Sawyer	Remax Cherry Creek
	372 S Downing	R	\$134,900	\$135,000	961	\$140.48	2	5/30/96	Marli Albrecht	Remax 100 Inc
	375 S Washington	2S	\$139,900	\$135,000	1460	\$92.47	97	7/12/96	Brian Nelson	Remax Masters Inc
	141 S Emerson	R	\$139,950	\$135,000	891	\$151.52	60	9/26/96	Larry Jensen	Century 21 Country
	1208 S Clarkson	SH	\$139,900	\$135,000	1222	\$110.47	41	10/31/96	Shelley Bridge	Remax Cherry Creek
	682 S Clarkson	R	\$139,950	\$136,250	823	\$165.55	19	8/27/96	Maureen Horton	Distinctive Prop Ltd
	181 S Corona	R	\$139,950	\$137,000	881	\$155.51	12	5/29/96	Mona&Mark Baxley	The Baxleys & Co
	168 S Downing	R	\$142,500	\$137,500	1125	\$122.22	0	1/25/96	Pay Ayers	Remax Cherry Creek
	901 S Emerson	R	\$142,500	\$138,000	1050	\$131.43	10	3/7/96	Maureen Moore	RMX Metro Properties
	1084 S Emerson	R	\$139,900	\$138,000	976	\$141.39	26	5/21/96	Sharon Pfeifer	Remax Central Inc
	826 S Pennsylvania	R	\$139,500	\$139,500	1050	\$132.86	2	7/26/96	Michael Craig	Remax Southeast Inc
	611 S Washington	R	\$143,000	\$139,900	906	\$154.42	2	5/30/96	Ann L Atkinson	Leonard & Leonard
	726 S Grant	R	\$139,900	\$139,900	1000	\$139.90	0	7/12/96	Nora Olson	Perry & Butler
	469 S Ogden	R	\$139,950	\$139,950	1000	\$139.95	21	2/23/96	Lee Lacasse	Cherry Creek Central
	644 S Washington	R	\$139,950	\$139,950	1300	\$107.65	9	9/13/96	Hugh Shaddox	Shaddox & Co MB

	105 S Sherman	2S	\$144,500	\$140,000	1592	\$87.94	56	2/19/96	Judy Wolfe	Remax Cherry Creek
	314 S Emerson	R	\$139,900	\$140,000	1016	\$137.80	51	4/23/96	Becky Roid	Coldwell Banker VS
	443 S Logan	2S	\$164,500	\$140,000	1667	\$83.98	27	7/15/96	Julie Niebauer	Remax Southeast
	50 S Grant	R	\$143,900	\$140,000	1200	\$116.67	15	7/22/96	Mary Hierath/Prout	TM Associates Inc
	172 S Downing	R	\$145,000	\$140,000	1134	\$123.46	5	9/5/96	Lin Southworth	Washington Park Rlty
	219 S Grant	SH	\$150,000	\$140,000	1769	\$79.14	94	12/2/96	Bev Emery	Perry & Butler
	797 S Clarkson	R	\$139,900	\$140,773	858	\$164.07	19	12/19/96	Shelley Bridge	Remax Cherry Creek
	728 S Emerson	SH	\$142,500	\$141,000	973	\$144.91	28	3/18/96	Julie Hummel	Preferred Properties
	655 S Logan	R	\$149,500	\$141,650	960	\$147.55	11	6/28/96	Joe Haynes	Cherry Creek Central
	281 S Ogden	R	\$149,999	\$142,500	1283	\$111.07	67	3/22/96	Eric Grauberger	Preferred Properties
	844 S Washington	R	\$142,900	\$142,900	1052	\$135.84	1	8/28/96	Lois Wageck	Keller Williams
	725 S Washington	R	\$144,800	\$143,650	1089	\$131.91	2	4/30/96	Rick McKeon	Seller's Choice
	970 S Pearl	R	\$143,500	\$144,000	997	\$144.43	5	3/26/96	Julie Hummel	Preferred Properties
	476 S Ogden	R	\$144,900	\$144,000	912	\$157.89	17	11/15/96	Ken Malo	Remax Cherry Creek
	627 S Pennsylvania	R	\$142,000	\$144,500	1007	\$143.50	1	5/31/96	Christian Dallet	MB/ Christian Dallet
	1042 S Washington	R	\$145,500	\$144,500	1099	\$131.48	32	5/13/96	Shelley Bridge	Remax Cherry Creek
	519 E Tennessee	SH	\$149,900	\$145,000	1674	\$86.62	55	2/15/96	Dick Weaver	Avanta RE
	570 S Clarkson	R	\$144,900	\$145,000	1000	\$145.00	3	2/28/96	Dale Southworth	Wash Park Realty
	1003 E Cedar	R	\$146,900	\$145,000	1060	\$136.79	9	8/29/96	Susan Pearce	Preferred Properties
	771 S Ogden	R	\$159,500	\$146,000	950	\$153.68	21	11/27/96	Bob Gross	Perry & Butler
	153 S Corona	SH	\$149,900	\$146,000	1634	\$89.35	8	11/27/96	Julie Niebauer	Remax SE Monaco
	569 S Sherman	2S	\$149,900	\$146,750	1400	\$104.82	6	6/28/96	Tim Keady	Remax Professionals
	508 S Clarkson	R	\$149,900	\$147,900	940	\$157.34	28	9/27/96	Jane Mahoney	Preferred Properties
	628 S Pearl	SH	\$145,950	\$148,000	1279	\$115.72	1	3/19/96	Robyn Landry	Geretson Realty
	781 S Pearl	SH	\$145,000	\$148,000	1598	\$92.62	8	3/21/96	Mark Nelson	Distinctive Moore
	818 S Pennsylvania	R	\$149,500	\$148,000	1039	\$142.44	7	5/21/96	Eledra Roulier	Best Properties Ltd
	215 S Downing	R	\$147,000	\$148,000	1199	\$123.44	9	7/31/96	Carol Levine	Best Properties Ltd
	1009 S Pennsylvania	R	\$148,000	\$148,000	1150	\$128.70	3	8/28/96	Patti O'Neill	Distinctive Prop Ltd
	912 E Mississippi	SH	\$149,900	\$148,500	862	\$172.27	21	8/23/96	Olivia Donnell	Keller Williams
	23 S Pearl	R	\$154,900	\$149,500	1440	\$103.82	30	7/15/96	Sharon Newman	MB-Newman & Co
	754 S Washington	R	\$149,900	\$149,900	1060	\$141.42	20	4/30/96	Jim Murrell	Remax Masters Inc
	77 S Logan	2S	\$149,900	\$149,900	1548	\$96.83	30	7/22/96	Ron Darling	Ron Darling Broker
	342 S Lincoln	R	\$159,000	\$150,000	1570	\$95.54	137	11/29/96	Steve Reed	Reed Realty
	647 Washington	R	\$154,900	\$151,000	1162	\$129.95	45	5/30/96	Shelley Bridge	Remax Cherry Creek
	1163 S Ogden	R	\$154,900	\$151,250	1060	\$142.69	0	1/16/96	Laurie Erb	Remax Cherry Creek
	925 S Emerson	R	\$155,000	\$152,500	980	\$155.61	17	6/27/96	Pat Stoll	Cherry Creek SE
	44 S Emerson	SH	\$149,900	\$153,000	1400	\$109.29	48	10/30/96	Dick Waterman	Parker RE Brokers
	790 S Washington	R	\$154,900	\$153,500	1045	\$146.89	20	7/24/96	Shelley Bridge	Remax Cherry Creek
	1175 S Corona	R	\$159,500	\$153,500	847	\$181.23	18	5/24/96	Corrine Foxson	Perry & Butler

	326 S Emerson	R	\$153,000	\$154,000	912	\$168.86	7	8/29/96	Paul Motzkus	Remax Professionals
	169 S Grant	2S	\$154,500	\$154,500	1440	\$107.29	35	5/15/96	Ed Quinn	Coldwell Banker VS
	744 S Grant	R	\$155,000	\$155,000	901	\$172.03	69	2/29/96	Bob Chase	Coldwell Bankers VS
	272 S Ogden	R	\$165,000	\$156,000	1089	\$143.25	47	6/29/96	Toni Murphy	Remax Masters Inc
	476 S Logan	SH	\$158,000	\$156,000	1700	\$91.76	4	7/30/96	John Hill	Remax Southeast Inc
	1143 S Ogden	R	\$167,900	\$157,000	1093	\$143.64	1	9/27/96	Larry Moskow	Parkside Rlty
	465 S Washington	SH	\$157,500	\$158,000	1418	\$111.42	26	8/16/96	Shelley Bridge	Remax Cherry Creek
	411 S Pennsylvania	SH	\$157,500	\$158,200	1250	\$126.56	23	7/10/96	Donna Kirkwood	Cherry Creek Cen
	238 S Lincoln	3S	\$156,500	\$158,400	2159	\$73.37	82	10/30/96	Lynn Sibbet	Remax Cherry Creek
	677 S Sherman	SH	\$162,500	\$158,750	1685	\$94.21	11	4/11/96	Audrey Thiery-Pra	Coldwell Banker VS
\$160,000-189,999	560 S Ogden	R	\$164,900	\$160,000	971	\$164.78	1	2/26/96	Dale Southworth	Wash Park Realty
	281 S Corona	SH	\$160,000	\$160,000	1572	\$101.78	109	3/28/96	Bob Ferree	Remax Southeast
	654 S Washington	R	\$159,900	\$160,000	1255	\$127.49	6	5/23/96	Corrine Poxson	Perry & Butler
	257 S Pennsylvania	R	\$165,000	\$162,000	1365	\$118.68	4	10/29/96	Nora Olson	Perry & Butler
	1079 S Ogden	R	\$164,000	\$162,500	1120	\$145.09	10	2/20/96	Jerry Jacobs	Remax Southeast Inc
	213 S Lincoln	SH	\$164,900	\$164,900	1752	\$94.12	151	4/26/96	Mark B Nelson	Distinctive Moore
	1347 S Ogden	2S	\$169,500	\$165,000	1557	\$105.97	8	6/28/96	Robyn Landry	Gerretson Realty
	919 E Alameda	2S	\$167,500	\$165,000	1452	\$113.64	24	8/30/96	Manny Mendez	Remax Central Inc
	271 S Emerson	R	\$167,900	\$165,000	1205	\$136.93	16	8/30/96	Rita K May	Keller Williams
	237 S Downing	SH	\$169,900	\$165,000	1742	\$94.72	151	12/19/96	Luke Gordon	Remax Cherry Creek
	778 S Emerson	R	\$165,000	\$165,100	1153	\$143.19	30	10/25/96	Derek McFadden	Coldwell Banker V.S.
	1048 S Pearl	2S	\$165,900	\$165,900	1542	\$107.59	24	9/30/96	Laurie Erb	Remax Cherry Creek
	287 S Clarkson	2S	\$174,900	\$166,000	1564	\$106.14	107	2/14/96	Lona Baker	Remax Cherry Creek
	444 S Pearl	2S	\$167,000	\$167,000	1814	\$92.06	13	6/18/96	Linda Knilans	Linda Knilans
	107 S Pearl	R	\$169,900	\$167,000	1138	\$146.75	10	6/26/96	Julie Meadows	Remax Cherry Creek
	421 S Washington	R	\$164,900	\$167,000	1140	\$146.49	25	10/10/96	Laurie Erb	Remax Cherry Creek
	756 S Sherman	2S	\$168,000	\$168,000	1931	\$87.00	105	8/23/96	Skip Siemers	Metro-Siemers
	452 S Downing	SH	\$165,000	\$169,000	1313	\$128.71	1	12/11/96	Dee Chirafisi	Hanover Erlich Ltd.
	886 S Pennsylvania	2S	\$169,000	\$170,000	1614	\$105.33	3	5/3/96	Maury Handler	South Denver Realtor
	347 S Clarkson	R	\$173,900	\$170,000	1061	\$160.23	68	5/31/96	Laurie Erb	Remax Cherry Creek
	957 S Washington	R	\$164,900	\$170,000	1076	\$157.99	16	10/14/96	Shelley Bridge	Remax Cherry Creek
	206 S Ogden	R	\$174,900	\$170,000	1000	\$170.00	36	12/20/96	Maureen A. Clarke	Century 21 Country I
	257 S Clarkson	SH	\$185,000	\$174,000	1251	\$139.09	23	2/15/96	Martina	Parkside Realty
	711 S Emerson	R	\$178,500	\$175,000	1188	\$147.31	91	12/2/96	Sadie McFarlane	Counts & Associates
	605 E Bayaud	2S	\$179,900	\$175,500	2000	\$87.75	24	5/29/96	Jan Kidneigh	Remax Cherry Creek
	165 S Clarkson	2S	\$179,900	\$175,900	1886	\$93.27	34	9/6/96	Julie Niebauer	Remax SE/Monaco
	91 S Clarkson	SH	\$179,900	\$178,700	1700	\$105.12	133	3/25/96	Joan Newton	Perry & Butler
	1072 S Clarkson	R	\$179,900	\$178,900	1128	\$158.60	12	7/17/96	Wendy Levy	Remax Cherry Creek
	634 S Clarkson	R	\$179,900	\$179,000	1125	\$159.11	5	12/31/96	Laurie Erb	Remax Cherry Creek

	432 S Ogden	R	\$179,900	\$179,900	1128	\$159.49	0	2/14/96	Dale Southworth	Wash Park Realty
	1270 S Ogden	R	\$179,900	\$179,900	1096	\$164.14	23	7/11/96	Steve Schulz	Coldwell Banker VS
	222 S Logan	2S	\$199,000	\$182,000	1900	\$95.79	39	3/29/96	Brad Licht	Licht & Co Realty
	857 S Clarkson	R	\$179,900	\$182,500	1230	\$148.37	3	8/30/96	Sharon Pfeifer	Remax Central
	440 S Pearl	2S	\$189,500	\$184,000	1823	\$100.93	20	4/26/96	Bruce Berman	Remax SE
	234 S Corona	2S	\$188,500	\$185,000	1481	\$124.92	43	1/5/96	Steve Blank	Coldwell Bankers VS
	264 S Washington	R	\$189,900	\$185,000	1352	\$136.83	37	6/14/96	Stephanie Fox	C21 Realty Pros
	393 S Washington	2S	\$192,500	\$186,000	1472	\$126.36	126	8/28/96	William Rittner	Moore & Co SSC
	1015 S Corona	R	\$189,900	\$186,000	1317	\$141.23	30	9/24/96	Linda Jennings	Perry & Butler
	1261 S Corona	R	\$189,900	\$187,000	1092	\$171.25	36	12/13/96	Kathy Newman	Remax Southeast
	1196 S Grant	2S	\$188,700	\$188,700	1694	\$111.39	56	7/30/96	Jerry Jacobs	Remax Southeast Inc
	1362 S Ogden	2S	\$188,800	\$188,800	1832	\$103.06	0	1/26/96	Mark Eskanos	Perry & Butler
	528 S Sherman	SH	\$189,500	\$189,500	1567	\$120.93	1	12/5/96	Danny R. Wyrick	D.R. Wyrick, Inc./ MB
	403 S Downing	R	\$189,900	\$189,900	1226	\$154.89	13	5/29/96	Dale Southworth	Washington Park Rlty
	521 S Downing	R	\$193,000	\$189,900	1190	\$159.58	27	8/27/96	Kathryn Bryant	Cherry Creek Cent
\$190,000-219,999	1134 S Washington	2S	\$189,900	\$190,000	1630	\$116.56	8	6/26/96	Joan Newton	Perry & Butler
	147 S Logan	SH	\$189,900	\$191,000	1700	\$112.35	76	11/15/96	Sandy Murphy	Keller Williams
	909 S Clarkson	SH	\$195,900	\$192,500	1722	\$111.79	80	1/17/96	Virginia Bryans	Perry & Butler
	1117 S Clarkson	R	\$195,900	\$193,000	1119	\$172.48	0	10/28/96	Bob Aspinwall	Coldwell Banker V.S.
	477 S Downing	R	\$199,000	\$197,000	1336	\$147.46	49	10/18/96	Becky Bartko	Classic Advantage
	445 S Emerson	R	\$199,900	\$197,300	985	\$200.30	97	9/30/96	Vicki Manton	Coldwell Banker VS
	217 S Corona	R	\$199,950	\$199,950	1197	\$167.04	52	8/30/96	Laurie Erb	Remax Cherry Creek
	1133 E Virginia	R	\$209,500	\$200,000	1573	\$127.15	43	6/28/96	Marilyn Buscher	Distinctive Prop Ltd
	675 S Clarkson	2S	\$209,500	\$204,000	1644	\$124.09	22	2/22/96	Jim McCabe	MB/ McCabe & Assoc
	987 S Downing	R	\$209,900	\$205,000	1237	\$165.72	92	3/15/96	Marnie Allen	Penbrooke Ltd
	409 E Virginia	2S	\$215,000	\$205,000	1576	\$130.08	75	8/5/96	Gloria Husney	Moore & Co
	935 S Downing	RR	\$214,900	\$208,000	1228	\$169.38	20	7/24/96	Mike Garza	RMX Metro Properties
	520 S Grant	2S	\$208,000	\$208,000	1876	\$110.87	0	9/29/96	Gene Rodaway	Perry & Butler
	602 S Sherman	2S	\$219,000	\$210,000	1774	\$118.38	16	10/31/96	Ron Ranieri	Remax 3000
	548 S Pearl	2S	\$219,900	\$213,500	1632	\$130.82	192	7/1/96	Marsha Sautter	Moore & Co-West
	631 S Pennsylvania	2S	\$215,000	\$215,000	2156	\$99.72	2	7/26/96	Barb Rubridge Wolt	Midwest Companies
	333 S Downing	2S	\$223,000	\$217,000	1452	\$149.45	34	11/29/96	Julie Niebauer	Remax SE Monaco
	841 S Emerson	2S	\$225,000	\$217,500	2158	\$100.79	139	4/12/96	Linda Lutz	Century 21 Country
	695 S Corona	R	\$225,000	\$218,500	1313	\$166.41	57	4/30/96	Michael Paul	Remax Masters Inc
\$220,000-249,999	1184 S Corona	R	\$233,000	\$230,000	1475	\$155.93	9	2/27/96	Bob Chase	Coldwell Banker VS
	1240 S Corona	SH	\$234,000	\$234,000	1425	\$164.21	41	8/6/96	Jan Kidneigh	Remax Cherry Creek
	1017 S Emerson	2S	\$233,000	\$235,000	1568	\$149.87	11	11/6/96	Joe Herbert	Brenner & Herbert/ MB
	1005 E Dakota	Condo	\$239,000	\$237,000	1505	\$157.48	61	11/6/96	Laurie Erb	Remax Cherry Creek
	1098 S Corona	2S	\$239,900	\$240,000	1627	\$147.51	8	7/17/96	Kathy Newman	Remax Southeast Inc

	1065 S Corona	R	\$249,900	\$249,900	1263	\$197.86	44	8/20/96	Sheiley Bridge	Remax Cherry Creek
\$250,000-279,999	649 S Pearl	2S	\$254,900	\$250,000	2132	\$117.28	15	6/26/96	Maureen Grzybowski	RMX Metro Properties
	994 S Ogden	R	\$249,900	\$250,000	1316	\$189.97	17	12/6/96	Shelley Bridge	Remax Cherry Creek
	141 S Corona	SH	\$259,900	\$260,500	1958	\$133.04	63	10/30/96	Marilyn Swanson	Keller Williams
	1009 S Corona	SH	\$274,900	\$269,000	1990	\$135.18	63	2/9/96	Julie Hummel	Preferred Properties
	390 S Corona	2S	\$295,000	\$270,000	1948	\$138.60	26	5/22/96	Joe Barry	Barry & Co
	830 S Clarkson	SH	\$279,000	\$279,000	2049	\$136.16	6	9/27/96	Dawn Raymond	Coldwell Banker V.S.
\$280,000-309,999	363 S Emerson	2S	\$307,000	\$298,000	2348	\$126.92	15	8/30/96	Laine Jones	Remax Southeast Inc
	721 S Downing	2S	\$299,900	\$300,000	2188	\$137.11	4	3/26/96	Julie Hummel	Preferred Properties
\$310,000-399,999	978 S Corona	SH	\$310,000	\$310,000	1975	\$156.96	1	8/13/96	FSBO	FSBO
	811 S Downing	2S	\$315,000	\$320,000	1850	\$172.97	9	5/24/96	Stephen Ismert	Sage Realty Group
	830 S Ogden	2S	\$325,000	\$325,000	2434	\$133.53	9	3/29/96	Joanne Ernsten	Devonshire
OVER \$400,000	591 S Downing	2S	\$419,900	\$405,000	2682	\$151.01	23	5/31/96	Keih Combs	Kentwood Moore

1/16/97
Shelley Bridge
Remax Cherry Creek
320-1556

WASHINGTON PARK SOLD
Jan.-Dec. 1996
EAST SIDE

AVERAGE: \$238,116 \$233,082 1480 \$163.00 42

PRICE RANGE	PROPERTY ADDRESS	STYLE	LIST PRICE	SOLD PRICE	SQ FT	\$/SQ FT	DOM	DATE	LISTOR	LISTING COMPANY
\$0-99,999	360 S Lafayette	R	\$99,900	\$95,000	846	\$112.29	80	6/26/96	Rick Lingg	Coldwell Banker VS
\$100,000-129,999	1469 S York	R	\$109,000	\$109,000	648	\$168.21	4	10/25/96	Larry Moskow	Parkside Realty
	1420 S Gaylord	R	\$135,000	\$125,000	943	\$132.56	58	9/11/96	Gene E Rodaway	Perry & Butler
\$130,000-159,999	1483 S Vine	R	\$137,500	\$126,000	948	\$132.91	13	2/9/96	John Craft	JKM Associates Inc
	766 S High	R	\$137,500	\$137,500	886	\$155.19	10	6/24/96	Mark Nelson	Distinctive Prop Ltd
	300 S Franklin	2S	\$139,900	\$139,900	1400	\$99.93	9	8/15/96	Sheila Romans	Leonard & Leonard
	1057 S University	R	\$142,500	\$142,500	852	\$167.25	25	9/27/96	Elaine S. Kelly	Cherry Creek Cent
	580 S Williams	R	\$145,000	\$145,000	780	\$185.90	20	4/17/96	Julie Egan	Remax Cherry Creek
	706 S Williams	SH	\$179,900	\$153,500	1174	\$130.75	74	9/26/96	Paiese/Keiler	Remax Classic
	1402 S York	R	\$152,900	\$153,900	1250	\$123.12	5	7/26/96	Laurie Erb	Remax Cherry Creek
	1391 S Franklin	R	\$154,500	\$154,000	1144	\$134.62	64	1/29/96	Suzy Stasko Halford	Coldwell Banker VS
	1538 S Humboldt	TR	\$159,900	\$155,500	1788	\$86.97	13	4/26/96	Dale Southworth	Washington Park Realty
	485 S Franklin	R	\$159,000	\$158,000	850	\$185.88	10	3/1/96	Karen Bishop	Perry & Butler
\$160,000-189,999	357 S High	R	\$164,900	\$163,000	924	\$176.41	19	5/30/96	Joe Divito	Remax West
	1354 S Lafayette	R	\$169,000	\$165,000	1057	\$156.10	2	6/28/96	John Swartz	Cherry Creek SE
	500 S Vine	R	\$169,500	\$165,700	954	\$173.69	60	11/18/96	Bea Everest	Uhl and Company
	512 S Williams	R	\$169,900	\$167,000	1031	\$161.98	85	5/31/96	Dennis Wamsley	Metro Home Finders
	618 S Vine	R	\$173,500	\$167,000	956	\$174.69	32	12/27/96	John Arthur	Remax Unlimited
	1310 S Humboldt	R	\$169,950	\$169,950	979	\$173.60	57	12/11/96	Laurie Erb	Remax Cherry Creek
	431 S Franklin	R	\$174,900	\$172,400	1011	\$170.52	14	12/6/96	Joni Ditges	Cherry Creek SE
	2380 E Ohio	TR	\$179,000	\$174,000	1483	\$117.33	20	5/28/96	Dan Braun	Remax Central Inc
	268 S Franklin	R	\$174,900	\$174,000	1155	\$150.65	6	6/14/96	Rose Spiegleman	Devonshire
	1420 S Lafayette	R	\$179,900	\$175,000	1032	\$169.57	31	8/8/96	Bob Fader	Fader Properties/ MB
	868 S High	R	\$179,900	\$177,000	1137	\$155.67	83	2/22/96	Jane Mahoney	Preferred Properties
	651 S Race	R	\$176,900	\$179,000	1014	\$176.53	5	5/17/96	Laurie Erb	Remax Cherry Creek
	1132 S Race	R	\$179,900	\$179,900	1100	\$163.55	12	8/28/96	William J Maes	Perry & Butler
	1462 S Vine	R	\$179,900	\$179,900	1240	\$145.08	20	9/30/96	Laurie Erb	Remax Cherry Creek
	1284 S High	R	\$220,000	\$180,000	1446	\$124.48	94	5/27/96	Jim Parker	Prudential Legend
396 S Franklin	R	\$187,900	\$180,250	1040	\$173.32	52	10/31/96	Nancy Clendenin	Coldwell Banker VS	
779 S Race	SH	\$186,750	\$181,000	1053	\$171.89	6	6/2/96	Neil Goldblatt	Dikeou Realty	
325 S Williams	R	\$184,750	\$181,500	1122	\$161.76	20	8/9/96	Ron Hetherington	Metro Brokers	

	462 S Williams	R	\$179,808	\$182,000	1095	\$166.21	27	4/29/96	Denice Reich	Remax Central
	414 S Humboldt	R	\$189,900	\$182,000	1135	\$160.35	18	8/30/96	Corky Allison	Moore & Co SES
	1145 S Vine	R	\$189,950	\$182,000	1196	\$152.17	10	9/24/96	Jim Leuschner	Remax Central
	557 S Race	R	\$181,850	\$182,000	927	\$196.33	13	10/31/96	Bobby & Chad Burnett	Coldwell Banker VS
	543 S Gaylord	SH	\$183,500	\$182,500	1302	\$140.17	0	1/19/96	Laurie Erb	Remax Cherry Creek
	425 S Williams	R	\$185,900	\$182,500	1081	\$168.83	92	5/20/96	Nancy Morgan	Coldwell Banker VS
	1395 S Gaylord	R	\$189,900	\$183,000	1014	\$180.47	13	8/30/96	Les Peats	Golden Eagle Prop
	973 S High	R	\$186,900	\$183,000	1387	\$131.94	11	11/29/96	Nancy Guzman	Remax Central
	1501 S York	R	\$184,950	\$183,375	1214	\$151.05	24	5/20/96	Elaine Eggart	Perry & Butler
	366 S Williams	R	\$185,500	\$183,500	1090	\$168.35	0	2/28/96	Laurie Erb	Remax Cherry Creek
	255 S Williams	R	\$184,900	\$184,900	1043	\$177.28	13	4/17/96	Joe Papi	Remax Cherry Creek
	210 S Franklin	R	\$185,000	\$185,500	1140	\$162.72	4	7/25/96	Laurie Roselle	Devonshire
	1321 S Franklin	R	\$189,900	\$187,000	977	\$191.40	105	10/11/96	Bob Chase	Coldwell Banker VS
	659 S Williams	R	\$189,900	\$187,500	1135	\$165.20	112	3/13/96	Bob Chase	Coldwell Banker VS
	639 S Race	R	\$200,000	\$188,400	1012	\$186.17	33	3/27/96	Warren Smadbeck	Cherryvale Realty
	1293 S Williams	R	\$194,500	\$189,500	1558	\$121.63	35	9/9/96	Gordon Van Wechel	Options 2000/MB
	386 S Franklin	R	\$189,900	\$189,900	1114	\$170.47	191	3/28/96	Kris Holien	Preferred Properties
	835 S York	R	\$189,900	\$189,900	1027	\$184.91	13	7/1/96	Sharon Pfeifer	Remax Central Inc
	887 S Gilpin	R	\$189,900	\$189,900	946	\$200.74	26	11/21/96	Kathy Newman	Remax Southeast
\$190,000-219,999	451 S Humboldt	R	\$195,000	\$190,000	942	\$201.70	25	8/13/96	Don Harlan	MB Harlan Lyons
	1090 S High	R	\$199,900	\$190,000	1306	\$145.48	106	10/4/96	Laurie Erb	Remax Cherry Creek
	873 S Vine	R	\$192,500	\$192,500	1015	\$189.66	7	6/28/96	Jim Buckley	Kentwood Moore
	460 S Marion	R	\$195,500	\$195,000	1272	\$153.30	38	7/1/96	Karen McClure	McClure Prop/ MB
	211 S Franklin	R	\$199,500	\$195,000	1317	\$148.06	5	9/23/96	Cheri Barber-Walker	Perry & Butler
	1110 S York	R	\$199,950	\$195,000	1266	\$154.03	40	11/22/96	Laurie Erb	Remax Cherry Creek
	158 S Humboldt	R	\$198,500	\$197,000	1357	\$145.17	54	1/8/96	Catherine Carpenter	Preferred Properties
	690 S Vine	R	\$206,000	\$197,500	1200	\$164.58	61	9/16/96	Mike Hughes	Cherry Creek SE
	722 S Race	R	\$199,900	\$198,000	1010	\$196.04	100	12/5/96	Susie Dews	Coldwell Banker VS
	831 S Gaylord	R	\$199,500	\$199,500	1149	\$173.63	5	1/19/96	Bill Griffith	Devonshire Company
	526 S Vine	R	\$199,900	\$200,000	1055	\$189.57	3	6/27/96	Kathy Kinsey	Coldwell Banker VS
	210 S Humboldt	R	\$209,900	\$202,500	1171	\$172.93	9	3/29/96	Jim Schrock	Remax 3000
	664 S Race	R	\$207,000	\$203,100	1152	\$176.30	237	11/20/96	Martha Goldstein	Coldwell Banker VS
	826 S High	R	\$204,900	\$204,000	1137	\$179.42	3	5/30/96	Gary Goings	MB/ Liberty Assoc
	472 S Humboldt	R	\$210,000	\$204,500	1055	\$193.84	24	2/4/96	Karen Bishop	Perry & Butler
	335 S Race	R	\$214,500	\$204,500	1092	\$187.27	8	7/31/96	Bud Moore	Mountain Realty & Dev
	418 S Franklin	R	\$207,500	\$204,500	1308	\$156.35	185	11/8/96	Laurie Erb	Remax Cherry Creek
	681 S Gaylord	R	\$215,000	\$205,000	1318	\$155.54	11	1/31/96	Betty Barrington	United Property Brokers
	1300 S Marion	R	\$219,000	\$205,000	1343	\$152.64	83	2/16/96	Marge Dunkirk	Remax 3000 Inc
	1400 S Race	2S	\$218,500	\$205,000	1577	\$129.99	187	3/28/96	Les Peats	Golden Eagle Prop

	641 S York	R	\$209,900	\$205,000	1280	\$160.16	14	3/22/96	Dennis Archer	Cherry Creek Central
	474 S Franklin	R	\$208,500	\$205,000	1434	\$142.96	17	7/31/96	Ray Colaiano	Remax SE Monaca
	707 S Race	R	\$208,900	\$208,500	1008	\$206.85	16	9/27/96	Laurie Erb	Remax Cherry Creek
	501 S Williams	R	\$208,750	\$208,750	973	\$214.54	30	3/12/96	T J Gordon	Prudential Legend
	275 S Williams	R	\$209,900	\$209,900	1312	\$159.98	43	2/29/96	Nancy Nielsen	Coldwell Banker VS
	285 S Williams	R	\$212,000	\$210,000	1421	\$147.78	21	2/16/96	Nancy Nielsen	Coldwell Banker VS
	1166 S Vine	R	\$209,000	\$210,000	1375	\$152.73	19	8/5/96	Laurie Erb	Remax Cherry Creek
	1311 S University	SH	\$218,500	\$210,000	1920	\$109.38	66	8/29/96	Kelly Bailey	Coldwell Banker VS
	523 S Race	SH	\$214,900	\$211,500	1592	\$132.85	110	3/6/96	Laurie Erb	Remax Cherry Creek
	236 S Marion	SH	\$217,900	\$214,500	2071	\$103.57	9	1/18/96	K Garrett I Swanburg	Cherry Creek South
	996 S Williams	R	\$214,900	\$214,900	1460	\$147.19	20	3/29/96	Laurie Erb	Remax Cherry Creek
	877 S Race	2S	\$215,000	\$215,000	1504	\$142.95	18	12/13/96	Helena Felder	Cherry Creek Central
	957 S Gaylord	R	\$229,900	\$217,000	1300	\$166.92	100	11/15/96	Duke Fyffe	Remax Masters Inc
	312 S High	R	\$223,750	\$218,000	1175	\$185.53	9	12/6/96	Cheryl Blondin	The Brokerage House
	1221 S High	R	\$219,500	\$219,000	1339	\$163.55	56	1/5/96	Norma Wheeler	Remax West
	691 S Vine	R	\$221,900	\$219,000	1230	\$178.05	7	5/28/96	Laurie Erb	Remax Cherry Creek
	825 S High	R	\$224,900	\$219,900	1081	\$203.42	58	9/25/96	Nancy Lowentritt	Remax Cherry Creek
	473 S Williams	R	\$219,950	\$219,950	1135	\$193.79	44	9/27/96	Joe Papi	Remax Cherry Creek
	610 S Gaylord	R	\$219,000	\$219,999	1150	\$191.30	3	12/16/96	Genereux/ Donnell	Keller Wms LLC
\$220,000-249,999	1315 S York	R	\$225,000	\$220,000	1325	\$166.04	13	10/31/96	Jody Alexis	Coldwell Banker VS
	657 S Gaylord	R	\$230,000	\$222,000	1322	\$167.93	28	7/2/96	Keith Combs	Kentwood Moore
	1331 S Marion	R	\$226,500	\$222,500	1092	\$203.75	11	10/15/96	Irene Bryant	Cherry Creek South
	958 S Race	R	\$225,900	\$223,000	1260	\$176.98	5	2/23/96	Ann Harrison	Nouvelle Properties
	595 S Race	R	\$224,900	\$225,000	1241	\$181.31	3	6/30/96	Barb Rosenbach	Century 21 Dowell
	1047 S Williams	R	\$229,500	\$225,000	1103	\$203.99	25	2/16/96	Dick Berger	Berger & Co/Metro Brokers
	408 S Franklin	R	\$229,900	\$225,000	1404	\$160.26	14	3/26/96	Julie Hummel	Preferred Properties
	460 S Humboldt	R	\$229,950	\$225,000	1243	\$181.01	22	11/26/96	Pete Doty	Doty & Co
	1215 S York	R	\$214,900	\$226,000	1248	\$181.09	6	3/13/96	Judy Herde	Remax Cherry Creek
	1380 S Gaylord	R	\$235,000	\$228,500	1205	\$189.63	32	11/25/96	Kathy Wissing	Cherry Creek South
	365 S Gaylord	R	\$229,900	\$230,000	1192	\$192.95	3	1/29/96	Ellen Harling	Prudential Legend
	607 S High	R	\$229,000	\$230,000	1152	\$199.65	1	5/29/96	Laurie Erb	Remax Cherry Creek
	132 S Marion	R	\$239,000	\$230,000	1300	\$176.92	76	9/30/96	Laurie Erb	Remax Cherry Creek
	1000 S Gilpin	R	\$239,900	\$232,000	1354	\$171.34	16	4/1/96	Laurie Erb	Remax Cherry Creek
	629 S Vine	R	\$237,000	\$233,000	1214	\$191.93	18	7/8/96	Eddie Turner	Coldwell Banker VS
	1042 S High	SH	\$235,000	\$235,000	1697	\$138.48	18	4/17/96	Laine Jones	Remax Southeast
	825 S Gaylord	R	\$235,000	\$235,000	1147	\$204.88	54	10/8/96	Bob Chase	Coldwell Banker VS
	853 S Gaylord	R	\$235,000	\$235,000	1168	\$201.20	70	10/31/96	Rhonda Adams Knop	Distinctive Prop Ltd
	543 S York	R	\$240,000	\$237,500	1360	\$174.63	82	7/15/96	Linda Southworth	Washington Park Realty
	1084 S Williams	R	\$244,900	\$238,700	1550	\$154.00	14	4/29/96	Mary Ann Hartigan	Moore & Co SE

	665 S Gilpin	R	\$239,000	\$239,000	1260	\$189.68	32	7/26/96	Laurie Erb	Remax Cherry Creek
	551 S York	R	\$239,900	\$239,900	1326	\$180.92	31	3/29/96	Cheryl Blondin	The Brokerage House
	942 S Franklin	R	\$259,500	\$240,000	1230	\$195.12	64	2/20/96	Tracy D Peterson	Distinctive Moore Prop
	1353 S Gaylord	R	\$249,900	\$240,000	1406	\$170.70	16	7/1/96	Susan Pearce	Moore & Co DTC
	1414 S Vine	R	\$239,000	\$240,500	1340	\$179.48	55	8/30/96	Laurie Erb	Remax Cherry Creek
	1333 S Franklin	R	\$249,500	\$243,000	1884	\$128.98	186	6/5/96	Jim Falkensline	Remax Masters Inc
	801 S York	R	\$245,000	\$245,000	1324	\$185.05	10	8/30/96	Jane Mahoney	Preferred Properties
	1426 S Race	SH	\$249,000	\$246,000	1544	\$159.33	4	5/31/96	Lisa Simpson	Leonard Leonard
	419 S Race	R	\$249,000	\$249,000	1250	\$199.20	14	5/31/96	Sandy Todd	Remax Professionals
	664 S Franklin	R	\$249,500	\$249,600	1128	\$221.28	29	5/31/96	Nancy Spruit	Keller Williams
\$250,000-\$279,999	474 S Franklin	SH	\$259,900	\$252,500	1445	\$174.74	24	11/15/96	Melinda Hutto	Coldwell Banker V.S.
	1550 S Vine	2S	\$270,000	\$255,000	3157	\$80.77	95	2/4/96	Susan Duncan	Remax 3000 Inc
	1295 S High	SH	\$259,900	\$255,000	1960	\$130.10	11	11/14/96	Kathy Grace	Keller Williams
	1211 S Race	R	\$269,900	\$267,500	1568	\$170.60	14	5/16/96	Robin Sawyer	Remax Cherry Creek
	1181 S High	2S	\$279,000	\$268,000	2336	\$114.73	18	5/29/96	Laurie Erb	Remax Cherry Creek
	1000 S Gilpin	R	\$269,000	\$269,000	1354	\$198.67	8	7/19/96	Jim Thoeming	Remax Cherry Creek
	1079 S High	SH	\$271,900	\$271,900	1475	\$184.34	9	8/27/96	Perry Coons	C-21 Professionals
	224 S Lafayette	SH	\$279,000	\$279,000	2188	\$127.51	81	5/28/96	Laurie Erb	Remax Cherry Creek
\$280,000-\$309,999	301 S Vine	2S	\$289,950	\$280,000	2250	\$124.44	28	10/30/96	Susan Shesol	Moore & Co - DTC
	918 S Franklin	2S	\$299,000	\$290,000	2057	\$140.98	57	11/19/96	Al Latham	Distinctive Prop. Ltd.
	186 S Franklin	R	\$300,000	\$297,500	1956	\$152.10	18	7/1/96	Judy Johnson	Devonshire
	888 S Gaylord	R	\$297,500	\$297,500	2892	\$102.87	91	8/12/96	Bill Huspeni	Coldwell Banker VS
	921 S High	2S	\$305,500	\$297,500	1628	\$182.74	51	10/9/96	Nancy Lowentritt	Remax Cherry Creek
	1312 S Gaylord	2S	\$299,000	\$299,000	2288	\$130.68	23	6/13/96	Laurie Erb	Remax Cherry Creek
	1126 S Gaylord	SH	\$299,900	\$299,900	1722	\$174.16	3	10/21/96	Linda Southworth	Washington Park Rlty
	872 S Williams	SH	\$317,900	\$300,000	1973	\$152.05	72	3/26/96	Rusty Wehner	Russ Wehner Realty
\$310,000-339,999	1201 S Vine	2S	\$308,000	\$316,000	1838	\$171.93	2	5/9/96	Grant Barnhill	Barnhill & Co
	955 S Gilpin	2S	\$334,500	\$319,500	2129	\$150.07	24	1/16/96	Larry Simpson	Devonshire Company
	990 S High	2S	\$325,000	\$325,000	2096	\$155.06	96	11/27/96	Bob Best	Best Properties, Ltd.
	1032 S York	2S	\$342,000	\$332,900	2110	\$157.77	27	8/23/96	Jane Mahoney	Preferred Properties
\$340,000-369,999	1220 S Gilpin	R	\$369,900	\$344,000	1800	\$191.11	0	3/8/96	Jan Kidneigh	Remax Cherry Creek
	379 S York	2S	\$379,000	\$351,000	2603	\$134.84	66	8/16/96	Dick Smith	Moore & Co DTC
	1335 S York	2S	\$369,900	\$362,000	3656	\$99.02	96	9/23/96	Laurie Erb	Remax Cherry Creek
	905 S Gilpin	2S	\$375,000	\$364,000	2080	\$175.00	42	10/1/96	Lois Wageck	Keller Williams
\$370,000-399,999	450 S Franklin	SH	\$398,500	\$390,000	2270	\$171.81	16	9/17/96	Ray Colaiano	Remax Southeast
OVER \$400,000	868 S Gilpin	2S	\$419,000	\$410,000	2037	\$201.28	10	4/28/96	Julie Egan	Remax Cherry Creek
	480 S Race	2S	\$419,500	\$417,900	2640	\$158.30	225	11/3/96	Joey Sanchez	Moore & Co SES
	141 S Lafayette	2S	\$434,000	\$428,000	3292	\$130.01	160	3/28/96	Catherine Carpenter	Preferred Properties
	435 S Gilpin	2S	\$436,900	\$429,000	3458	\$124.06	71	6/15/96	Ginger Hancock	Prudential Legend

	543 S High	2S	\$499,900	\$460,000	3100	\$148.39	51	5/24/96	Julie Martinez	Martinez Realty
	1124 S Gilpin	2S	\$475,000	\$460,000	3060	\$150.33	5	6/20/96	Jacque Anderson	Paragon Des & Dev
	322 S Williams	2S	\$519,000	\$516,500	3700	\$139.59	244	7/12/96	Jane Mahoney	Preferred Properties
	141S Humboldt	2S	\$537,500	\$527,000	3565	\$147.83	55	7/24/96	Jacque Anderson	Paragon Des & Dev
	1080 S Frankin	2S	\$569,000	\$564,000	2640	\$213.64	14	11/27/96	Laurie Erb	Remax Cherry Creek
	1090 S Williams	2S	\$639,900	\$600,000	3885	\$154.44	54	10/11/96	Gina Lorenzen	Kentwood Moore