

Shelley Bridge

YOUR GUIDE TO WASHINGTON PARK

Dear Neighbor, More good news for Washington Park homeowners! Values continue to rise. If you are wondering how this increase in prices may have affected the value of your property, I would be happy to do a market analysis for you! Of course, I don't charge for this service and will provide it to you for any reason...whether selling, remodeling, for legal or estate reasons, or even if you are just plain curious! For a full 11 page report with itemized detail of each sale, just call or return the card below.

Sincerely yours,



Sales Price	East Side						West Side								
	University Blvd.			Marion to University			Downing, Corona and Ogden			Emerson to Sherman			Lincoln St.		
	1992	1993	1994	1992	1993	1994	1992	1993	1994	1992	1993	1994	1992	1993	1994
Under 70,000		1		3	1	1	1			28	19	6	6	7	1
\$70,000-79,999		1		1	2	1	3			21	15	1	1		3
\$80,000-89,999	3		1	8	4		3	2		32	15	8	1	2	
\$90,000-104,999	4	3		16	4	1	8	2	6	34	18	32		3	2
\$105,000-114,999		4		15	10	5	14	3	3	11	34	22			
\$115,000-129,999		1	5	38	15	6	13	18	3	14	28	40			
\$130,000-149,999		1	1	33	46	24	8	10	15	8	22	20			
\$150,000-199,999		3		50	56	79	9	18	30	4	10	22			
\$200,000-299,000			1	18	23	39	5	7	15	1	7	13			
\$300,000-399,000					9	13		2			1				
Over \$400,000					4	5									
TOTAL SOLD	7	14	8	182	174	174	63	62	72	133	151	154	8	13	6
Avg. Price/Sq. Ft.	\$81	\$74	\$103	\$104	\$124	\$135	\$97	\$109	\$125	\$73	\$81	\$99	\$53	\$49	\$66
High Price/Sq. Ft.	100	124	125	156	169	197	140	160	166	129	120	192	76	72	102
Low Price/Sq. Ft.	68	70	83.50	52	69	82	75	59	54	25	39	49	29	28	42
Annual % Change		+16%	+9.4%		+19%	+9.3%		+13%	+14.2%		+11%	+22.4%		-9%	+36%

*NOTE: Representations contained herein are based in whole or in part on data supplied by the Metro Denver Board of Realtors or its Multiple Listing Service. Neither the Board nor its MLS guarantees or is in any way responsible for its accuracy. Data maintained by the Board or its MLS may not reflect all real estate activity in the market. Every effort, however, has been made to assure its accuracy.

✂ — Detach here and mail

Detach here and mail ✂

- I would like to know the market value of my home.
- I am interested in a new home.
- I am interested in investment property.
- Please send me a copy of your 11 page detailed report.



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RE/MAX of Cherry Creek, Inc.
 3700 E. Alameda Ave - Suite 400
 Denver, CO 80209
(303) 320-1556

NAME _____

BEST TIME TO CALL _____ : _____ m

PHONE _____

STREET _____

CITY _____

STATE _____

ZIP _____

(If your home is presently offered for sale, this is not intended as a solicitation of that listing.)