

# Sold Price Analysis

Prepared for Woodstream Falls

Saturday, August 21, 2010

Address	Sold Dt	Concession	Sold Price	Orig.Price	Net Price	Diff%	DOM	SqFt	\$/SqFt
9725 E Harvard Ave Bb #434	08/06/10	\$0	\$58,000	\$66,500	\$58,000	87.2%	74	1138	\$51
9725 E Harvard Ave Z #420	07/29/10	\$0	\$57,000	\$79,900	\$57,000	71.3%	86	1138	\$50
9995 E Harvard Ave R #279	07/23/10	\$0	\$42,500	\$48,000	\$42,500	88.5%	56	1138	\$37
9700 E Iliff Ave K #127	07/09/10	\$0	\$28,000	\$28,000	\$28,000	100.0%	13	973	\$29
9995 E Harvard Ave P #253	06/11/10	\$1,715	\$49,900	\$59,900	\$48,185	80.4%	15	1138	\$42
9725 E Harvard Ave Cc #465	04/30/10	\$0	\$26,000	\$28,000	\$26,000	92.9%	12	721	\$36
9995 E Harvard Ave P #230	04/23/10	\$0	\$32,000	\$33,900	\$32,000	94.4%	8	721	\$44
9700 E Iliff Ave H #85	03/26/10	\$0	\$26,500	\$28,900	\$26,500	91.7%	28	721	\$37
9700 E Iliff Ave H #88	03/26/10	\$0	\$26,500	\$28,900	\$26,500	91.7%	29	721	\$37
9995 E Harvard Ave M #174	03/26/10	\$0	\$26,500	\$28,900	\$26,500	91.7%	28	721	\$37
9725 E Harvard Z #410	03/23/10	\$0	\$26,000	\$27,000	\$26,000	96.3%	11	721	\$36
9700 E Iliff Ave B #15	03/05/10	\$0	\$43,000	\$45,000	\$43,000	95.6%	20	973	\$44
9725 E Harvard Ave Vv #345	01/31/10	\$0	\$31,500	\$31,500	\$31,500	100.0%	17	1134	\$28
9700 E Iliff Ave I #102	01/26/10	\$0	\$34,000	\$34,998	\$34,000	97.1%	19	721	\$47
9700 E Iliff Ave J #120	01/21/10	\$0	\$33,500	\$39,000	\$33,500	85.9%	144	1138	\$29
9700 E Iliff Ave #143	12/31/09	\$500	\$35,199	\$32,000	\$34,699	108.4%	10	1137	\$31
9725 E Harvard Ave #441	12/14/09	\$0	\$35,000	\$36,000	\$35,000	97.2%	10	1138	\$31
9995 E Harvard Ave R #276	12/09/09	\$0	\$24,000	\$24,900	\$24,000	96.4%	2	973	\$25
9725 E Harvard Ave #420	11/20/09	\$900	\$30,008	\$30,000	\$29,108	97.0%	21	1107	\$26
9995 E Harvard Ave #266	11/10/09	\$0	\$25,500	\$25,740	\$25,500	99.1%	7	1138	\$22
9725 E Harvard Ave #453	11/06/09	\$3,256	\$41,000	\$39,000	\$37,744	96.8%	58	1138	\$33
9700 E Iliff Ave #15	11/04/09	\$0	\$27,000	\$26,500	\$27,000	101.9%	13	973	\$28
9995 E Harvard Ave L #165	10/27/09	\$0	\$30,500	\$39,900	\$30,500	76.4%	68	1138	\$27
9995 E Harvard Ave O #208	10/19/09	\$0	\$32,000	\$32,000	\$32,000	100.0%	6	721	\$44
9725 E Harvard Ave #332	10/16/09	\$0	\$28,000	\$37,650	\$28,000	74.4%	80	721	\$39
9725 E Harvard Ave #387	10/05/09	\$0	\$21,300	\$24,500	\$21,300	86.9%	50	721	\$30
9700 E Iliff Ave #87	09/29/09	\$2,000	\$42,000	\$45,900	\$40,000	87.1%	80	1138	\$35
9700 E Iliff Ave E #49	09/04/09	\$0	\$30,000	\$34,900	\$30,000	86.0%	44	1138	\$26
9725 E Harvard Ave T #315	08/20/09	\$0	\$24,300	\$29,900	\$24,300	81.3%	17	721	\$34
9700 E Iliff Ave A #3	08/07/09	\$0	\$27,000	\$27,000	\$27,000	100.0%	147	750	\$36
9725 E Harvard Ave #452	07/06/09	\$0	\$25,000	\$25,000	\$25,000	100.0%	10	718	\$35
9725 E Harvard Ave #323	06/30/09	\$0	\$20,000	\$12,870	\$20,000	155.4%	73	973	\$21

**Rob Murphy**

**Metro Brokers**

Information deemed reliable but not guaranteed