

# Multi-family Sales by Neighborhood

2019 Commercial Reappraisal Study Period: July 1, 2016 - June 30, 2018

Nbhd	Parcel / Location	Name	Sub Market	Sale Date	Units	Typical Unit Size	Year Built	SF RBA	Sale Price	Price Per Unit
A10	R0448953	Waterford Lone Tree	HLR	01/24/18	400	1000	2003	418,258	\$110,850,000	\$277,125
A10	R0465558	Black Feather Apartments	CSR	08/01/17	83	1260	2016	121,802	\$23,250,000	\$280,120
A10	R0445816	Westview at Lincoln Station	HLR	03/01/17	431	1044	2006	452,508	\$99,100,000	\$229,930
A10	R0422399	Avant at Castle Pines	CSR	01/18/17	356	1084	2002	384,702	\$77,250,000	\$216,994
A10	Broomfield	8000 Uptown	INT	10/27/17	360	911	2015	327,781	\$95,000,000	\$263,889
A10	Englewood	Oxford Station (Santa Fe/Oxford)	DSC	10/27/17	238	771	2016	183,430	\$60,000,000	\$252,101
A10	Denver	Helios	DTC	12/15/16	258	910	2015	234,900	\$69,900,000	\$270,930
A10	Lakewood	Union West	LAK	12/08/17	267	896	2016	239,262	\$81,000,000	\$303,371
A10	DTC	Milehouse	DTC	12/19/17	353	790	2014	279,016	\$118,000,000	\$334,278
A10	DTC	Bell Denver Tech Center	DTC	09/26/17	398	899	2008	357,701	\$99,200,000	\$249,246
A10	Broomfield	Arista Uptown Apt	INT	11/21/16	272	890	2012	242,152	\$65,000,000	\$238,971
A10	Broomfield	Bell Summit at Flatirons	INT	08/01/16	500	960	2004	480,197	\$116,300,000	\$232,600
A10	DTC	The Rail at Inverness	DTC	12/06/17	219	1397	2008	179,537	\$52,000,000	\$237,443
A20	R0488519	Enclave at Cherry Creek	PRK	05/18/17	285	952	2016	242,250	\$70,928,000	\$248,870
A20	R0367733	The Bluffs at Highlands Ranch	HLR	09/15/16	340	927	1994	315,520	\$81,125,000	\$238,603
A20	Brighton	Solaire	BRI	11/02/16	252	937	2013	236,058	\$57,500,000	\$228,175
A20	Littleton	Bell Ken Caryl	JEF	10/05/17	250	970	2015	242,486	\$63,400,000	\$253,600
A20	Westminster	Altitude Westminster	INT	09/11/17	276	855	1994	235,920	\$58,500,000	\$211,957
A20	Aurora	Fletcher Southlands	AUS	01/31/17	319	991	2001	315,991	\$72,175,000	\$226,254
A20	Thornton	Regatta	THR	12/14/16	352	919	2000	411,708	\$81,800,000	\$232,386
A20	Thornton	Parkhouse Apartment Homes	THR	10/06/17	465	912	2016	481,236	\$121,600,000	\$261,505
A20	Northglenn	Haven 124	THR	08/15/17	562	921	2001	517,622	\$124,000,000	\$220,641
A20	Westminster	Eagles Landing	INT	08/29/17	176	1006	1995	176,984	\$43,000,000	\$244,318
A20	Denver	Legend Oaks	ASW	08/24/16	488	957	1997	467,012	\$98,500,000	\$201,844
A20	Broomfield	Harvest Station	INT	11/18/16	297	953	2013	283,175	\$67,200,100	\$226,263
A30	R0390542	Bluffs at Castle Rock	CSR	02/01/18	220	919	1998	256,820	\$50,000,000	\$227,273
A30	Denver	Monterey/Griffis Marston Lake	JEF	12/13/16	332	937	2002	311,040	\$62,000,000	\$186,747
A30	Aurora	Arterra Place	AUE	11/07/17	200	955	2014	191,004	\$49,250,000	\$246,250
A30	Centennial	The Soleil	DTC	09/21/17	291	1017	1994	296,023	\$75,750,000	\$260,309
A30	Aurora	Bristol Village	AUE	11/17/16	240	901	2003	216,222	\$47,400,000	\$197,500
A30	Aurora	Green Leaf Stone Cliff	AUE	06/08/17	394	853	2000	336,144	\$78,000,000	\$197,970
A30	Aurora	Conifer Creek Apartment Homes	ASW	06/22/17	480	937	1986	449,562	\$95,000,000	\$197,917
A30	Centennial	Villas at Homestead	DTC	04/26/17	312	982	1993	306,480	\$65,347,400	\$209,447
A40	R0419448	The Links at Plum Creek	CSR	03/26/18	264	950	2000	250,812	\$61,100,000	\$231,439

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A40	Northglenn	Echo Ridge at North Hills (Village)	WST	12/16/16	168	834	1999	140,112	\$30,800,000	\$183,333
A40	Lakewood	Skye Crest Apartments	JEF	08/24/16	300	908	1998	272,412	\$68,250,000	\$227,500
A40	Westminster	Links at Legacy Ridge	WST	10/31/17	232	924	1999	214,436	\$56,800,000	\$244,828
A40	Broomfield	Green Leaf RockVue	INT	10/18/16	220	975	2013	214,430	\$55,000,000	\$250,000
A40	Thornton	North Creek	WST	08/05/16	168	845	2002	186,799	\$30,500,000	\$181,548
A40	Denver	Retreat at Water's Edge	DSE	11/01/16	252	752	1985	191,088	\$33,400,000	\$132,540
A50	Centennial	Villas at Holly	DSC	01/18/17	143	910	1979	130,120	\$26,250,000	\$183,566
A50	Denver	Arabella	DTC	08/18/17	156	733	1980	114,300	\$29,600,000	\$189,744
A50	Lakewood	Belmar Villas Apartments	LAK	07/21/17	318	845	1970	268,566	\$63,300,000	\$199,057
A50	Lakewood	Avery Belmar	LAK	11/30/17	198	764	1985	151,320	\$36,200,000	\$182,828
A50	Littleton	Summit Riverside	JEF	01/24/18	248	803	1986	199,054	\$50,000,000	\$201,613
A50	Westminster	Canyon Reserve at the Ranch	WST	08/23/17	256	925	1984	236,864	\$48,900,000	\$191,016
A50	Broomfield	Deer Crest Apartment Homes	INT	12/22/16	286	883	1984	251,268	\$55,000,000	\$192,308
A50	Thornton	Magnolia Ridge	INT	04/27/17	287	926	1992	264,604	\$53,000,000	\$184,669
A60	Englewood	Brix on Belleview	DSC	10/31/16	174	671	1967	116,785	\$25,750,000	\$147,989
A60	Denver	Advenir @ French Qtr	DSE	11/11/16	436	735	1973	320,320	\$65,750,000	\$150,803
A60	Denver	Pembroke on the Green	DSE	12/05/16	959	651	1977	624,235	\$128,395,000	\$133,884
A60	Denver	The Wesley	DSE	09/09/16	105	791	1968	83,083	\$11,375,000	\$108,333
A60	Denver	Sierra Vista Apartments	ASW	08/31/17	209	657	1976	137,212	\$21,500,000	\$102,871
A60	Lakewood	Waterfront Apartments	LAK	07/27/16	608	781	1980	474,800	\$94,250,000	\$155,016
A60	Thornton	Hadley	THR	10/31/17	140	757	1985	106,000	\$22,375,000	\$159,821
A60	Thornton	Sierra Vista Apartments	THR	11/17/17	100	822	1972	82,200	\$17,400,000	\$174,000
A60	Thornton	Timber Lodge	THR	01/27/17	390	669	1972	261,010	\$40,525,000	\$103,910
A60	Federal Hts	Lodge on 84th Ave	WST	12/20/17	300	748	1973	224,350	\$46,500,000	\$155,000
A60	Aurora	Glen at the Park	AUE	10/13/16	467	761	1984	355,355	\$71,300,000	\$152,677
A60	Northglenn	Aspen Park	THR	01/29/18	388	806	1973	312,584	\$52,258,900	\$134,688
A60	Denver	Park at Canyon Ridge	ASW	10/11/17	272	785	1986	213,396	\$44,900,000	\$165,074