

2023 Multi-Family Sales: Complexes and Small Income Properties

2023 Study Period Sales: July 01, 2020 - June 30, 2022

Model / Neighborhood	Complex / Address	Year Built	Units	Sale Date	Sale Price	Price/Unit
A10	The Palmer	2018	252	9/2/2021	\$101,257,211	\$401,814
A10	Palomino Park-Red Canyon	1998	296	6/16/2021	\$126,063,000	\$425,889
A10	Isabella at Greenwood Village	1995	304	12/20/2021	\$140,000,000	\$460,526
A10	The Glenn	2018	306	11/22/2021	\$128,500,000	\$419,935
A10	Greenwood Plaza	1997	266	6/10/2022	\$106,700,000	\$401,128
A10	The Parc at Greenwood Village	2014	248	6/29/2021	\$98,500,000	\$397,177
A10	Clear Creek Crossing	2021	310	12/7/2021	\$142,000,000	\$458,065
A10	Gateway at Arvada Ridge Apartments	2018	296	2/3/2022	\$131,060,000	\$442,770
A10	Peakline at Copperleaf	2020	266	12/17/2021	\$104,000,000	\$390,977
A20	Marquis Castle Pines	2002	356	9/30/2020	\$104,000,000	\$292,135
A20	Palomino Park-Blue Ridge	1996	456	6/16/2021	\$155,686,500	\$341,418
A20	Palomino Park-Green River	2001	424	6/16/2021	\$153,250,500	\$361,440
A20	The Bluffs at Highlands Ranch	1994	340	12/15/2020	\$108,162,285	\$318,124
A20	Marq Inverness	2008	219	12/3/2021	\$75,000,000	\$342,466
A20	Montrachet	2001	252	11/17/2021	\$90,000,000	\$357,143
A20	Links at Legacy Ridge	1999	232	6/30/2022	\$94,000,000	\$405,172
A20	Alta Green Mountain	2019	260	10/19/2020	\$91,000,000	\$350,000
A20	Marq Iliff Station	2019	316	7/30/2021	\$109,000,000	\$344,937
A20	Stone Cliff Apartments	2000	394	2/11/2022	\$143,000,000	\$362,944
A20	Arista Uptown Apartments	2012	272	11/1/2021	\$95,000,000	\$349,265
A30	Lofts at Lincoln Station	2015	102	9/30/2020	\$30,416,330	\$298,199
A30	Highlands at Red Hawk	2017	56	10/13/2020	\$18,118,000	\$323,536
A30	Briargate on Main	2002	325	11/25/2020	\$101,000,000	\$310,769
A30	Avery Park	1979	296	10/7/2021	\$92,150,000	\$311,318
A30	Summit at Flatirons	2004	500	11/30/2020	\$154,060,000	\$308,120
A30	Parkhouse Apartments	2016	465	9/23/2020	\$144,750,000	\$311,290
A30	Glen At The Park	1984	467	2/17/2022	\$137,000,000	\$293,362
A30	Village on Cypress	1988	220	4/12/2022	\$65,750,000	\$298,864

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A30	Fletcher Southlands	2001	319	4/29/2021	\$103,300,000	\$323,824
A30	Ironwood at The Ranch	1986	226	9/9/2021	\$68,200,000	\$301,770
A40	Crestone Apartments	2002	234	11/2/2020	\$70,100,000	\$299,573
A40	Allure	2002	252	8/18/2020	\$68,000,000	\$269,841
A40	Regatta	2000	352	1/29/2021	\$100,500,000	\$285,511
A40	Echo Ridge at North Hills	1999	168	4/14/2021	\$44,050,000	\$262,202
A40	Altitude Westminster	1994	276	12/15/2020	\$80,350,000	\$291,123
A40	Edge 26 at Sloans Lake (Terra Village)	1971	402	6/7/2022	\$110,000,000	\$273,632
A40	Walker Landing (Conifer Creek Apartment H	1986	480	10/26/2021	\$127,000,000	\$264,583
A40	Fairview Apartments	1974	100	3/9/2022	\$27,600,000	\$276,000
A40	ARIUM West 84th	1973	300	11/19/2021	\$76,000,000	\$253,333
A40	Flats At Creekside Park	1975	120	9/30/2021	\$34,000,000	\$283,333
A40	The Hadley	1985	140	12/1/2021	\$38,500,000	\$275,000
A40	Arboreta	1973	268	5/13/2022	\$69,500,000	\$259,328
A40	The Iris (Mesa Verde Apartments)	1971	274	10/5/2021	\$64,500,000	\$235,401
A50	Ascent on the Highline	1984	138	7/2/2021	\$31,000,000	\$224,638
A50	The Perch at 52nd Street	1974	157	4/14/2021	\$36,000,000	\$229,299
A50	Lakeview Heights	1973	90	1/19/2021	\$18,250,000	\$202,778
A50	Highline Lofts	1972	112	3/10/2022	\$29,075,000	\$259,598
A50	The Harrison	1972	119	12/20/2021	\$29,500,000	\$247,899
A50	The Parker (Canterbury Square Apartments	1970	71	12/20/2021	\$17,750,000	\$250,000
A50	Aspire Lakewood	1969	96	10/26/2020	\$20,550,000	\$214,063
A50	Lime Apartment Homes	1962	50	10/14/2020	\$10,550,000	\$211,000
A50	Westward Heights	1987	220	4/13/2021	\$51,000,000	\$231,818
A50	Highpointe Park	2013	220	8/18/2020	\$53,600,000	\$243,636
A50	The Outpost on Yukon	1961	96	11/4/2020	\$18,300,000	\$190,625
A60	LincolnPointe Lofts	2004	132	11/2/2020	\$21,908,775	\$165,976
A60	LincolnPointe Lofts II	2008	88	11/2/2020	\$13,616,225	\$154,730
A60	Rockview Terrace (Renaissance 88)	1973	180	4/7/2022	\$37,150,000	\$206,389
A60	Falcon Run Apartments	1975	94	10/6/2020	\$16,700,000	\$177,660

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A60	Riviera Apartments	1973	100	6/10/2021	\$18,550,000	\$185,500
A60	Willowbrook Crossing	1973	92	7/23/2021	\$16,550,000	\$179,891
A60	The Reserve at Water Tower	1973	59	7/28/2021	\$12,000,000	\$203,390
A60	Willow Rush Apartments	1982	54	12/10/2020	\$10,875,000	\$201,389
A60	Ridgeline Arvada	1986	60	11/9/2020	\$10,100,000	\$168,333
A60	Sloans Lake West (Ingalls Grove Apartments)	1977	54	1/28/2021	\$8,800,000	\$162,963
A60	Elm Grove Apartments	1973	61	2/9/2022	\$9,400,000	\$154,098
A60	Hawthorne Apartments	1970	65	11/2/2021	\$11,250,000	\$173,077
A60	Parkview Towers	1972	88	5/19/2021	\$15,750,000	\$178,977
A70	Adria Place Apartments	1961	20	4/19/2021	\$2,940,000	\$147,000
A70	Parkway Apartments	1963	15	9/25/2020	\$2,280,000	\$152,000
A70	Avanti Apartments	1970	45	10/14/2020	\$7,400,000	\$164,444
A70	154 W Powers Cir	1961	23	7/20/2021	\$3,850,000	\$167,391
A70	3700 S Lincoln St	1940	9	8/18/2020	\$1,512,500	\$168,056
A70	The Postmark at Littleton	1971	35	6/29/2021	\$6,000,000	\$171,429
A70	Creekside Apartments	1973	17	12/28/2021	\$2,925,000	\$172,059
A70	Rustic Arms Apartments	1968	48	7/27/2021	\$8,400,000	\$175,000
A70	Rustic Aire Apartments	1970	23	7/27/2021	\$4,025,000	\$175,000
A70	One Park View	1985	24	10/28/2021	\$5,200,000	\$216,667
A70	Broadmoor Village	1962	25	5/25/2022	\$5,450,000	\$218,000
A70	Castle Court Apartments	1980	34	3/30/2022	\$9,400,000	\$276,471
A70	Highline Pointe Apartments	1993	18	12/6/2021	\$5,755,000	\$319,722
A70	South Sycamore Street Apartments	1982	22	11/10/2021	\$7,100,000	\$322,727
A70	Iron Works Village	2019	36	3/19/2021	\$14,600,000	\$405,556
A80	107 N Cantril St	2005	2	3/31/2022	\$870,000	\$435,000
A80	15 S Cantril St	1984	4	10/29/2021	\$700,000	\$175,000
A80	909-11 South St	1973	2	9/17/2020	\$650,000	\$325,000
A80	22 Cantril St Unit B	2018	1	6/29/2021	\$415,000	\$415,000
A80	832 W Prentice Ave	2004	2	2/25/2021	\$770,000	\$385,000
A80	8421 S Reed St	1998	4	9/9/2021	\$1,275,000	\$318,750

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A80	8398 S Saulsbury St	2000	4	7/19/2021	\$1,450,000	\$362,500
A80	6627-6629 W Portland Ave	1971	2	9/30/2021	\$1,035,000	\$517,500
A80	6060 S Prince St	1971	4	4/12/2021	\$825,000	\$206,250
A80	6667-6669 W Portland Ave	1972	2	12/30/2021	\$872,000	\$436,000
A80	6497 W Portland Ave	1971	2	12/31/2020	\$743,500	\$371,750
A80	6707 W Portland Ave	1972	2	12/23/2020	\$760,000	\$380,000
A80	6233-6235 S Sterne Pkwy	1972	2	8/30/2021	\$630,000	\$315,000
A80	2307 W Maplewood Ave	1983	2	10/22/2021	\$640,000	\$320,000
A80	7145 W Payne Ave	1984	2	3/31/2022	\$795,000	\$397,500
A80	5459 S Foresthill St	1961	2	12/17/2021	\$635,000	\$317,500
A80	5372 S Huron St	1960	2	8/27/2020	\$635,000	\$317,500
A80	6334 S Prince St	1960	2	6/15/2021	\$605,000	\$302,500
A80	6105 S Sterne Pkwy	1958	2	7/27/2020	\$540,000	\$270,000
A80	5489 S Greenwood St	1955	2	12/17/2020	\$540,000	\$270,000
A80	5708 S Pearl St	1963	3	2/16/2021	\$792,900	\$264,300
A80	5565 S Delaware St	1963	3	7/24/2020	\$777,400	\$259,133
A80	508 W Powers Ave	1963	3	10/27/2021	\$865,950	\$288,650
A80	1334 W Crestline Ave	1961	2	1/28/2022	\$861,000	\$430,500
A80	5586-5598 S Grant St	1960	4	8/11/2021	\$820,000	\$205,000
A80	5362 S Huron St	1961	3	5/27/2022	\$800,000	\$266,667
A80	8300 S Newland St	1959	2	8/18/2021	\$900,000	\$450,000
A80	5750 S Pennsylvania St	1964	6	8/7/2020	\$1,013,000	\$168,833