DENVER REAL ESTATE 2004

5280

Denver's Mile-High Magazine

May 2004

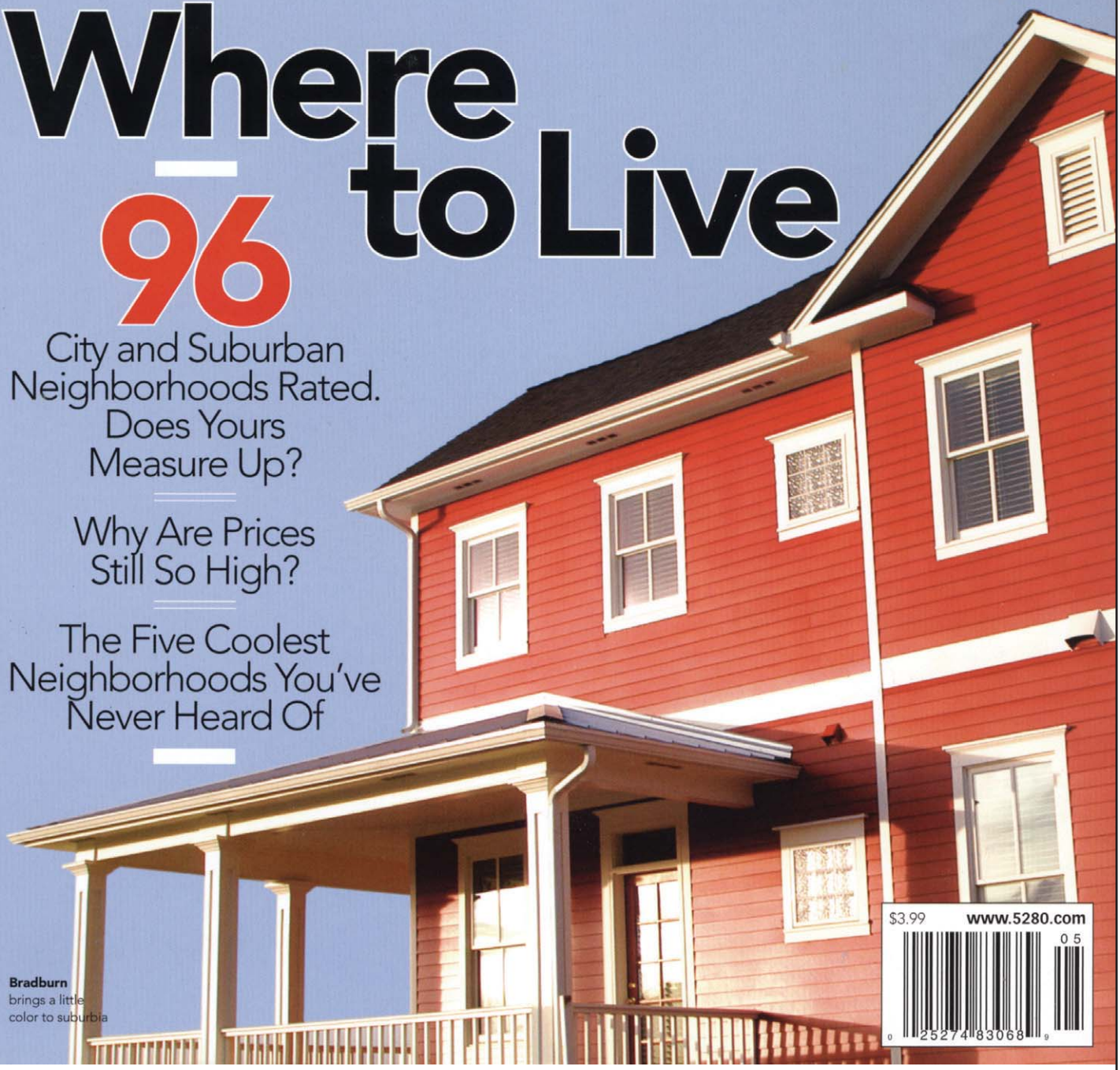
Where to Live

96

City and Suburban Neighborhoods Rated. Does Yours Measure Up?

Why Are Prices Still So High?

The Five Coolest Neighborhoods You've Never Heard Of



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HOW DOES YOUR NEIGHBORHOOD RATE?

BY REBECCA LANDWEHR Location, location, location. For most people, the neighborhood where you buy a home is as important (if not more so) than the actual home itself. (You can renovate a house, but it's much tougher to renovate the neighborhood.) We selected a variety of neighborhoods throughout the metro area and have posted their vital stats here. Whether your top priority is the school district, safety, or price, use this as a starting point for your house hunt. **JOE MOYLAN CONTRIBUTED TO THIS REPORT**

Neighborhood	City	Active Listings as of 3/19/04	Average Sale Price [1]	Average Days on Market [1]	Average Sale Price One Year Ago [2]	Average Days on Market One Year Ago [2]	Percent Change in Price from 2/2003	High School	School District	CSAP Score	Robberies	Assaults
Lake Arbor	Arvada	15	244,906	107	238,415	60	2.7%	Pomona	Jefferson County R-1	High	2	6
The Pond	Arvada	16	271,945	86	301,120	57	-9.7%	Pomona	Jefferson County R-1	High	0	0
Westwoods	Arvada	10	405,690	86	380,927	74	6.5%	Ralston Valley	Jefferson County R-1	High	0	2
Bel-Aire Estates	Aurora	5	636,225	153	574,063	87	10.8%	Smoky Hill	Cherry Creek 5	High	549	4,107
Hampden Hills	Aurora	6	281,483	61	259,039	31	8.7%	Eaglecrest	Cherry Creek 5	Average	549	4,107
Lone Tree	Aurora	26	400,239	94	360,537	69	11.0%	Highlands Ranch	Douglas County RE 1	Excellent	549	4,107
Piney Creek	Aurora	95	362,930	89	343,796	69	5.6%	Grandview	Cherry Creek 5	High	549	4,107
Saddle Rock	Aurora	86	249,028	74	260,858	65	-4.5%	Eaglecrest	Cherry Creek 5	Average	549	4,107
Seven Hills	Aurora	30	198,212	66	198,446	47	-0.1%	Eaglecrest	Cherry Creek 5	Average	549	4,107
Spring Creek	Aurora	11	219,432	56	225,175	43	-2.6%	Eaglecrest	Cherry Creek 5	Average	549	4,107
Sterling Hills	Aurora	61	230,411	66	223,022	61	3.3%	Rangeview	Adams-Arapahoe 28J	Average	549	4,107
The Farm	Aurora	28	279,665	81	279,743	77	0.0%	Grandview	Cherry Creek 5	High	549	4,107
Devil's Thumb	Boulder	3	685,370	49	831,562	180	-17.6%	Fairview	Boulder Valley RE 2	Excellent	45	615
Martin Acres	Boulder	9	309,385	51	303,525	80	1.9%	Fairview	Boulder Valley RE 2	Excellent	45	615
Newlands	Boulder	25	635,366	90	574,813	104	10.5%	Boulder	Boulder Valley RE 2	High	45	615
Shanahan Ridge	Boulder	3	395,000	155	541,640	89	-27.0%	Fairview	Boulder Valley RE 2	Excellent	45	615
Todd Creek	Brighton	22	409,288	143	481,158	130	-14.9%	Brighton	Brighton 27J	Average	N/A	N/A
Broomfield Heights	Broomfield	27	211,836	67	203,645	44	4.0%	Broomfield	Boulder Valley RE 2	High	12	287
Eagle Trace	Broomfield	2	361,875	163	461,180	239	-21.5%	Broomfield	Boulder Valley RE 2	High	12	287
Northmoor	Broomfield	32	221,484	81	234,886	58	-5.7%	Broomfield	Boulder Valley RE 2	High	12	287
Westlake	Broomfield	43	212,815	72	209,507	49	1.6%	Legacy	Northglenn-Thornton 12	Average	12	287
Castle Pines	Castle Rock	232	588,177	150	548,189	130	7.3%	Douglas County	Douglas County RE 1	High	N/A	N/A
Founder's Village	Castle Rock	198	211,720	69	204,393	51	3.6%	Douglas County	Douglas County RE 1	High	6	134
The Meadows	Castle Rock	104	271,334	78	271,017	63	0.1%	Douglas County	Douglas County RE 1	High	6	134
Cherry Knolls	Centennial	3	304,311	77	273,769	57	11.2%	Arapahoe	Littleton 6	Excellent	20	378
Heritage Greens	Centennial	11	550,439	61	509,084	63	8.1%	Arapahoe	Littleton 6	Excellent	20	378
Homestead	Centennial	28	348,202	79	352,252	57	-1.2%	Arapahoe	Littleton 6	Excellent	20	378
The Knolls	Centennial	16	330,934	73	285,030	59	16.1%	Arapahoe	Littleton 6	Excellent	20	378
Cherry Hills Village	Cherry Hills Village	77	1,300,214	127	1,298,663	104	0.1%	Cherry Creek	Cherry Creek 5	Excellent	N/A	N/A
Buffalo Run	Commerce City	4	204,276	88	221,875	104	-7.9%	Brighton	Brighton 27J	Average	27	398
Conifer	Conifer	25	356,878	138	322,281	72	10.7%	Conifer	Jefferson County R-1	High	N/A	N/A
Baker	Denver	45	208,478	83	191,287	60	9.0%	West	Denver County 1	Low	27	24
Belcaro	Denver	15	454,139	92	454,733	64	-0.1%	South	Denver County 1	Low	8	1
Berkley	Denver	4	185,686	48	217,429	104	-14.6%	North	Denver County 1	Low	14	21
Bible Park	Denver	4	276,990	63	263,953	49	4.9%	Thomas Jefferson	Denver County 1	Average	N/A	N/A
Bonnie Brae	Denver	58	429,244	84	408,471	67	5.1%	South	Denver County 1	Low	N/A	N/A
Capitol Hill	Denver	33	357,012	92	345,669	89	3.3%	East	Denver County 1	Average	36	63
Cheesman Park	Denver	33	423,845	117	390,991	101	8.4%	East	Denver County 1	Average	18	12
Cherry Creek	Denver	93	699,075	147	540,984	101	29.2%	George Washington	Denver County 1	Average	19	7
City Park	Denver	50	238,870	72	243,583	55	-1.9%	East	Denver County 1	Average	15	16
Congress Park	Denver	58	339,624	80	324,871	58	4.5%	East	Denver County 1	Average	20	21
Cook Park	Denver	9	281,444	38	253,222	101	11.1%	Thomas Jefferson	Denver County 1	Average	N/A	N/A
Cory Merrill	Denver	17	304,247	82	305,796	58	-0.5%	South	Denver County 1	Low	6	2
Country Club	Denver	60	805,957	91	777,651	65	3.6%	East	Denver County 1	Average	2	3
Crestmoor	Denver	27	406,446	91	425,778	59	-4.5%	George Washington	Denver County 1	Average	N/A	N/A
Five Points	Denver	10	205,577	91	165,984	62	23.9%	East	Denver County 1	Average	55	85
Hale	Denver	27	266,644	91	258,912	53	3.0%	George Washington	Denver County 1	Average	12	10
Highland	Denver	174	231,573	73	212,351	59	9.1%	North	Denver County 1	Low	25	34

[1] 12 months ended 2/2004, except for Boulder and Niwot, which are for the three months ended 3/31/04. [2] 12 months ended 2/2003. Greg Zadel, chairman of the Metrolist board of directors and broker at Zadel Realty, provided all real estate market information except for Boulder/Niwot. Irene Shaffer, broker with Re/Max Boulder, provided information for Boulder and Niwot. This chart is based on information from Metrolist Inc. for the period of March 18, 2002, through March 19, 2004. Note: This representation is based in whole or in part on data supplied by Metrolist Inc. Metrolist Inc. does not guarantee nor is any way responsible for its accuracy. Data maintained by Metrolist Inc. may not reflect all real estate activity in the market. High schools data are from the Colorado Dept. of Education. Crime statistics listed are 2002 numbers for each entire city, provided by the Colorado Bureau of Investigation. The exceptions are Denver neighborhoods, Arvada neighborhoods, and the city of Westminster, where city police departments provided 2003 numbers. Highlands Ranch data are actually CBI statistics for Douglas County as a whole. Crime statistics were not available for cities without individual police departments, such as Conifer, Evergreen, Indian Hills, and Niwot. Neighborhood designations match the Metrolist information as best as possible, but may differ from police department boundaries. Bible Park, Bonnie Brae, Cook Park, Crestmoor, and Observatory Park did not appear on the city crime map at all, so those statistics were not available. Crime statistics for Park Hill are actually combined data for the police designations of North Park Hill and South Park Hill. In 2003, Denver police did not keep statistics for the LoDo and Stapleton neighborhoods, due to low resident populations.

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Hilltop	Denver	76	598,550	103	582,637	85	2.7%	George Washington	Denver County 1	Average	3	5
LoDo	Denver	12	237,167	134	295,950	176	-19.9%	West	Denver County 1	Low	N/A	N/A
Lowry	Denver	31	499,598	117	479,843	85	4.1%	George Washington	Denver County 1	Average	1	5
Montclair	Denver	73	270,087	81	258,278	53	4.6%	George Washington	Denver County 1	Average	17	7
Observatory Park	Denver	5	665,439	141	434,906	64	53.0%	South	Denver County 1	Low	N/A	N/A
Park Hill	Denver	5	336,336	92	260,125	60	29.3%	East	Denver County 1	Average	19	44
Platt Park	Denver	20	292,628	72	262,064	51	11.7%	South	Denver County 1	Low	9	8
Sloan Lake	Denver	4	205,250	43	215,820	54	-4.9%	North	Denver County 1	Low	9	14
Southmoor	Denver	3	696,557	42	603,714	74	15.4%	Thomas Jefferson	Denver County 1	Average	0	2
Sunnyside	Denver	39	210,091	76	202,304	59	3.9%	North	Denver County 1	Low	26	56
University Hills	Denver	29	206,101	57	197,644	45	4.3%	Thomas Jefferson	Denver County 1	Average	13	4
Virginia Village	Denver	43	220,775	73	216,966	57	1.8%	Thomas Jefferson	Denver County 1	Average	14	23
Washington Park	Denver	38	323,797	80	304,963	78	6.2%	South	Denver County 1	Low	5	2
Whittier	Denver	50	216,863	91	217,818	59	-0.4%	Manual	Denver County 1	N/A	19	26
Stapleton	Denver	42	411,141	90	321,361	57	27.9%	George Washington	Denver County 1	Average	N/A	N/A
Bear Valley	Englewood	26	241,654	68	225,599	55	7.1%	John F. Kennedy	Denver County 1	Low	24	307
Glenmoor	Englewood	2	1,145,000	260	1,660,313	109	-31.0%	Cherry Creek	Cherry Creek 5	Excellent	24	307
Evergreen	Evergreen	28	370,486	98	385,816	86	-4.0%	Evergreen	Jefferson County R-1	Excellent	N/A	N/A
Hidden Valley	Evergreen	2	319,300	82	347,167	174	-8.0%	Evergreen	Jefferson County R-1	Excellent	N/A	N/A
Applewood	Golden	27	346,649	114	325,720	62	6.4%	Wheat Ridge	Jefferson County R-1	Average	5	155
North Table Mountain	Golden	9	328,693	125	348,697	53	-5.7%	Golden	Jefferson County R-1	High	5	155
Greenwood Village	Greenwood Village	25	1,055,591	114	1,055,559	105	0.0%	Cherry Creek	Cherry Creek 5	Excellent	11	107
The Preserve	Greenwood Village	19	1,436,566	157	1,254,311	84	14.5%	Littleton	Littleton 6	High	11	107
Eastridge	Highlands Ranch	47	283,921	60	273,292	58	3.9%	Highlands Ranch	Douglas County RE 1	Excellent	10	473
Firelight	Highlands Ranch	30	421,250	52	302,021	62	39.5%	Mountain Vista	Douglas County RE 1	Excellent	10	473
Northridge	Highlands Ranch	1	247,562	72	239,950	70	3.2%	Mountain Vista	Douglas County RE 1	Excellent	10	473
Southridge	Highlands Ranch	3	303,304	63	289,336	58	4.8%	Thunderridge	Douglas County RE 1	High	10	473
Westridge	Highlands Ranch	62	268,623	62	269,331	48	-0.3%	Thunderridge	Douglas County RE 1	High	10	473
Indian Hills	Indian Hills	8	243,200	113	273,050	75	-10.9%	Conifer	Jefferson County R-1	High	N/A	N/A
Ken Caryl	Littleton	81	435,955	79	442,228	61	-1.4%	Chatfield	Jefferson County R-1	High	16	346
Roxborough	Littleton	156	311,443	110	309,637	71	0.6%	Thunderridge	Douglas County RE 1	High	16	346
Coal Creek Ranch	Louisville	6	521,000	87	465,557	96	11.9%	Monarch	Boulder Valley RE 2	Excellent	4	77
Pine Street Park	Louisville	2	291,500	84	N/A	N/A	N/A	Monarch	Boulder Valley RE 2	Excellent	4	77
Morrison	Morrison	2	269,850	70	314,500	172	-14.2%	Conifer	Jefferson County R-1	High	0	2
Niwot	Niwot	71	839,263	150	716,349	137	17.6%	Niwot	St. Vrain Valley RE 1J	Excellent	N/A	N/A
Auburn Hills	Parker	5	280,325	68	258,080	80	8.6%	Chaparral	Douglas County RE 1	High	4	118
Pinery Glen	Parker	8	241,342	142	230,162	57	4.9%	Ponderosa	Douglas County RE 1	Excellent	4	118
Stroh Ranch	Parker	28	236,610	62	226,614	60	4.4%	Ponderosa	Douglas County RE 1	Excellent	4	118
The Pinery	Parker	119	395,667	107	403,945	100	-2.1%	Ponderosa	Douglas County RE 1	Excellent	4	118
Concord	Thornton	16	205,234	92	197,936	45	3.7%	Horizon	Northglenn-Thornton 12	Average	58	574
Eastlake	Thornton	25	248,924	90	242,380	90	2.7%	Horizon	Northglenn-Thornton 12	Average	58	574
Lake Avery Estates	Thornton	6	718,333	112	735,643	201	-2.4%	Legacy	Northglenn-Thornton 12	Average	58	574
Rolling Hills	Thornton	12	321,036	128	329,450	81	-2.6%	Legacy	Northglenn-Thornton 12	Average	58	574
Woodglen	Thornton	53	199,471	73	195,891	66	1.8%	Horizon	Northglenn-Thornton 12	Average	58	574
Countryside	Westminster	63	204,140	67	206,044	48	-0.9%	Standley Lake	Jefferson County R-1	High	53	165
Legacy Ridge	Westminster	23	465,624	118	501,073	121	-7.1%	Northglenn	Northglenn-Thornton 12	Average	53	165
Quail Crossing	Westminster	27	229,881	86	212,191	62	8.3%	Legacy	Northglenn-Thornton 12	Average	53	165
Wheat Ridge	Wheat Ridge	8	210,021	33	197,044	64	6.6%	Wheat Ridge	Jefferson County R-1	Average	31	337

FINDING YOUR NICHE

NEIGHBORHOODS PROVIDE A CITY'S TEXTURE, AND DENVER IS ESPECIALLY blessed in that regard. But while Washington Park, Cherry Creek North, Old Towne Arvada, and Applewood are well-known across the metro area, they're only the first chapter in a more interesting story.

Dig a little deeper and you'll discover that these neighborhoods are, in fact, made up of smaller, sub-neighborhoods. These niche neighborhoods, as we like to call them, offer the Denver house hunter mini-communities, each with its own history and architecture. Here are a few of our favorites.

Chrisanna and Lynwood

Chrisanna is located in Virginia Village and bounded by Dahlia Street to the west, Filbert Way to the east, Florida Avenue to the south, and Louisiana Avenue to the north. Lynwood is located in Virginia Village and bounded by Holly Street to the west, Jasmine Way to the east, Jewell Avenue to the south, and Mexico Avenue to the north.

IT'S CALIFORNIA-LIVING IN CHRISANNA AND LYNWOOD. OR AT LEAST, THAT was a selling point in the 1950s and 1960s when the Joseph Eichler-inspired homes were built. The low-pitched roofs are the defining characteristic from the street, but inside the post-and-beam construction gives way to open floor plans, floor-to-ceiling windows, and tongue-and-groove ceilings. "They're eye candy, fun to live in, and a lot to look at," says Chuck Brown of Dharma Realty, who also used to own a home in Lynwood. The structures were built with carports (many of which have been converted into garages or living space) and courtyards fenced off from the street.

Although considered anomalies when first built, the homes are now recognized as wonderful examples of 1950s modern architecture. And while real estate in Chrisanna and Lynwood doesn't hang around for long, the homes are still affordable, selling at prices between $200,000 and $300,000. The modern love affair with these houses began about five years ago, according to Brown, and since that time property values have nearly doubled. Brown says the sub-neighborhoods tend to appeal to the artsy set because the houses are "interesting to live in, affordable, have great views, and open-floor plans with interesting materials." – Amanda M. Faison