

MAYFAIR 2008 SALES REPORT

Brought to you by Brooke Granville, Your Mayfair Realtor®



Brooke

Solds — Holly - Monaco, 6th - 8th Avenues

	<u>PPSF*</u>	<u>AVG SALE</u>
2004	\$250	\$397,660
2005	\$274	\$447,643
2006	\$281	\$470,327
2007	\$305	\$528,054
2008	\$295	\$488,529

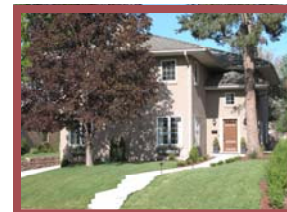
*Price Per Square Foot

<u>Address</u>	<u>Sold Price</u>	<u>Price/ Sq. Ft.</u>	<u>Sq. Feet</u>	<u>DOM</u>
735 Ivanhoe Street	\$260,000	\$260	1,000	1
797 Ivanhoe Street	\$263,000	\$179	1,472	87
747 Krameria	\$274,501	\$132	2,084	151
787 Ivanhoe Street	\$275,000	\$253	1,092	107
660 Ivy Street	\$300,000	\$284	1,057	0
704 Ivanhoe Street	\$300,000	\$288	1,043	247
720 Ivanhoe Street	\$300,000	\$361	831	6
756 Holly Street	\$309,500	\$308	1,004	1
710 Jasmine	\$310,000	\$321	965	2
750 Ivanhoe Street	\$325,000	\$252	1,288	51
780 Krameria	\$350,000	\$289	1,210	137
649 Ivanhoe Street	\$353,500	\$365	979	0
730 Ivanhoe Street	\$358,500	\$291	1,232	144
654 Ivanhoe Street	\$359,999	\$223	1,617	81
710 Leyden Street	\$360,000	\$225	1,001	121
660 Ivy Street	\$400,000	\$378	1,057	54
733 Kearney Street	\$402,500	\$362	1,113	159
733 Kearney Street	\$417,000	\$362	1,113	159
615 Leyden Street	\$439,000	\$351	1,251	47
701 Jersey Street	\$580,000	\$302	1,921	308
765 Jasmine Street	\$773,225	\$271	2,858	754
700 Leyden Street	\$800,000	\$302	3,559	1030
748 Ivy Street	\$884,000	\$283	3,128	257
725 Leyden Street	\$908,888	\$337	2,697	484
675 Locust Street	\$950,000	\$343	2,772	8
731 Leyden Street	\$951,660	\$333	2,858	229
730 Ivy Street	\$985,000	\$304	3,240	26

In our neighborhood:

- Highest priced sale in 2008 was greater than 2007!
- Mayfair continues to outperform the general metro real estate market!
- There was a foreclosure in our neighborhood with the lowest price per square foot in the five years I've been tracking the statistics.

All markets are fluid! To pinpoint the current value of your home, I'd be happy to provide you with a complimentary market analysis. Just give me a call or email.



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 A Denver Tradition



If there is a move in your future, please give me a call. I'm armed with experience, energy and a smile!