
Comparative Market Analysis



**2541 Clarkson St
DENVER, Colorado 80205**

Prepared for:

Colorado

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Subject Property



2541 Clarkson St
DENVER, Colorado 80205
Denver County

Subdivision: HORNERS,FIVE POINTS,CAPITAL

Property Characteristics




Property Type:	Residential	SqFt:	943
Beds:	2	Bsmt SqFt:	144
Baths:	1	Total SqFt:	943
Mstr Bed Loc:		Finished SqFt:	943
Laundry Loc:		Basement:	Partial, Cellar
Fireplaces:	1	Bsmt % Fin:	0
Year Built:	1899	Type:	Detach Singl Fam
Car Storage:	Off Street	Style:	Ranch/One-Story
Car Spaces:	2	Architecture:	Victorian
Lot Size:	3100	Construction:	Brick
Acres:		Heat:	Gas, Forced Air
Horses:		Water:	Public
Roofing:	Comp Shingles	Sewer:	Public
HOA Quoted:		Taxes:	\$1,157
HOA Fee Includes:			

Description




Dbl Pane Windows, Fence, Fix-Up, Lender Owned, Microwave Oven, Updated

Staging Suggestions



Comparable Properties

	 2046 Ogden St DENVER, Colorado 80205	 2543 Clarkson St DENVER, Colorado 80205	 2835 Stout St DENVER, Colorado 80205
Listing #:	707917	677656	678443
Status:	S	S	S
Property Type:	Residential	Residential	Residential
List Price:	\$219,900	\$210,000	\$228,000
County:	Denver	Denver	Denver
Area:	DNE Denver Northeast	DNE Denver Northeast	DNE Denver Northeast
Subdivision:	SAN RAFAEL	HORNERS ADDITION	HUNTER ADDITION
Type:	Attach Singl Fam	Detach Singl Fam	Detach Singl Fam
Beds:	3	5	2
Baths:	2	2	1
Fireplaces:	1	0	
Mstr Bed Loc:			
Laundry Loc:			
SqFt:	1,360	1,814	950
Bsmt SqFt:	391		
Total SqFt:	1,751	1,814	950
Finished SqFt:	1,360	1,814	950
Basement:	Partial	Partial	Partial, Cellar
Bsmt Finished:	Open	Open	Open
Bsmt % Finished:			
Year Built:	1895	1895	1885
Style:	Two Story	Two Story	Ranch/One-Story
Architecture:	Denver Square		Denver Square
Construction:	Brick	Frame/Brick	Brick
Construction Ext:	Frame/Rock		
Roofing Material:	Rolled Roofing		Comp Shingles
Car Storage:	Off Street	Garage, Detached	Off Street
Car Spaces:		2	2
Lot Size:	2540	3100	3132
Acres:		0	0
Horses:			
Heat:	Gas, Hot Water	Gas, Forced Air	Gas, Forced Air
Water:			Public
Sewer:			Public
Taxes:	\$1,033	\$1,509	\$919
HOA Quoted:			
HOA Includes:			
Remarks:	GRAB SOME EQUITY IN SAN RAFAEL.THIS IS ONE OF THE NICEST BLOCKS IN THE NEIGHBORHOOD WITH AMENITIES WITHIN WALKING DISTANCE.	DUPLEX, SHORT SALE, CONTINGENT ON BANKS APPROVAL, SOLD AS IS, ONE UNIT HAS 4 BDRMS ONE OF THEM NON-CONFORMING, UPTAIRS UNIT HAS ONE BDRM	BEAUTIFUL REMODEL JUST MINUTES FROM DWNTWN RELAX IN THE PRIVATE YARD ENTERTAIN IN THE GRT KITCHEN AREA WITH CHERRY FLOORS GRANITE COUNTERS STAINLESS DNTWN LIVING AT ITS BEST LITE RAIL JUST A STONE TROW AWAY BRIGHT + OPEN IMMACULATE COME + SEE
Listing Office:	RE/MAX CHERRY CREEK	HQ HOMES	RE/MAX 3000 INC
Sold Price:	\$200,000	\$210,000	\$225,000
Sold Date:	10/30/08	10/29/08	09/22/08
Sold Term:	Conventional	FHA	FHA
Seller DP Assist:	\$0	\$0	
Concession Type:	None	None	Br CC/Pts Pd Sel
Concession Amt:			\$3,250

Comparable Properties

	 2528 Glenarm Pl DENVER, Colorado 80205	 2944 California St DENVER, Colorado 80205	 1032 E 24Th Ave DENVER, Colorado 80205
Listing #:	714227	761514	751691
Status:	S	A	A
Property Type:	Residential	Residential	Residential
List Price:	\$350,000	\$255,000	\$245,000
County:	Denver	Denver	Denver
Area:	DNE Denver Northeast	DNE Denver Northeast	DNE Denver Northeast
Subdivision:	CURTIS PARK,SAN RAFAEL,DO	CURTIS PARK, CASE & EBERT	WHITTIER, UPTOWN, CITY PA
Type:	Detach Singl Fam	Detach Singl Fam	Detach Singl Fam
Beds:	2	3	2
Baths:	2	1	2
Fireplaces:		1	1
Mstr Bed Loc:			
Laundry Loc:			
SqFt:	1,292	1,091	1,250
Bsmt SqFt:	262	203	
Total SqFt:	1,554	1,294	1,250
Finished SqFt:	1,292	1,091	1,250
Basement:	Partial	Partial, Garden Level	Partial
Bsmt Finished:		Open	Open
Bsmt % Finished:			
Year Built:	1885	1892	1891
Style:	Ranch/One-Story	Ranch/One-Story	Story & 1/2
Architecture:		Victorian	Victorian
Construction:	Brick	Brick	Stucco/Brick
Construction Ext:			
Roofing Material:		Comp Shingles	Comp Shingles
Car Storage:	Garage, Detached	Off Street	None
Car Spaces:	2	2	
Lot Size:	1292	3150	
Acres:		0	0
Horses:			
Heat:	Gas, Forced Air	Gas, Forced Air	Gas, Forced Air
Water:		Public	Public
Sewer:		Public	Public
Taxes:	\$1,843	\$1,074	\$1,386
HOA Quoted:			
HOA Includes:			
Remarks:	REFINED CITY HOME - COMPLETELY UPDATED DOWN TO THE STUDS IN 2005! EXPOSED BRICK AND BEAUTIFUL MOLDINGS COMBINE WITH TOP OF THE LINE FINISHES. QUALITY AND STYLE THROUGHOUT RARE 2.5 CAR GARAGE,PRIVATE PATIO & MORE! PERFECT LOFT ALTERNATIVE-CLOSE TO DOWNTOWN	GREAT HOUSE 1 MILE FROM DOWNTOWN! STEPS TO LIGHT RAIL! RARE 3 BED/1 BATH HOME W/2 OFF ST SECURE PARKING SPOTS! ORIGINAL FP, HARD WOOD FLRS, HIGH CEILINGS, NEW WINDWS, NEWR SYSTEMS,UPDATED KTCHN,APPS,GR8 LANDSCAPING SUPER \$ HOME IN HEART OF CITY.	IMPRESSIVELY UPDATED HOME IN THE HEART OF DENVER. HARDWOOD FLOORING, NEWER PAINT, UPDATED KITCHEN AND BATHS. SELLER WILLING TO PAY UP TO \$6,000 FOR CC OR REDUCE PRICE BY THE SAME. ENJOY THE AMENITIES OF UPTOWN WITHOUT THE UPTOWN PRICE TAG.
Listing Office:	KENTWOOD CITY PROPERTIES LLC	PRESTIGE REAL ESTATE GROUP LLC	CENTRAL PARK REALTY LLC
Sold Price:	\$337,000		
Sold Date:	12/29/08		
Sold Term:	VA		
Seller DP Assist:	\$0	\$0	\$0
Concession Type:	Br CC/Pts Pd Sel		
Concession Amt:	\$3,000		

Comparable Properties

		
	2549 Glenarm Pl DENVER, Colorado 80205	2355 Emerson St DENVER, Colorado 80205
Listing #:	767097	763831
Status:	A	A
Property Type:	Residential	Residential
List Price:	\$259,900	\$369,900
County:	Denver	Denver
Area:	DNE Denver Northeast	DNE Denver Northeast
Subdivision:	STILES ADDITION	KOUNTZE ADDITION
Type:	Detach Singl Fam	Detach Singl Fam
Beds:	2	3
Baths:	1	1
Fireplaces:	0	
Mstr Bed Loc:		
Laundry Loc:		
SqFt:	1,100	1,299
Bsmt SqFt:	121	
Total SqFt:	1,221	1,299
Finished SqFt:	1,100	1,299
Basement:	Partial	Partial
Bsmt Finished:	Open	Open
Bsmt % Finished:		
Year Built:	1887	1896
Style:	Two Story	Ranch/One-Story
Architecture:	Victorian	Victorian
Construction:	Brick	Stucco/Brick
Construction Ext:		
Roofing Material:	Comp Shingles	Comp Shingles, Other
Car Storage:	Garage, Detached, Oversized	Garage, Detached, Oversized
Car Spaces:	2	1
Lot Size:	3150	6970
Acres:	0	0
Horses:		
Heat:	Gas, Gravity	Gas, Forced Air
Water:	Public	Public
Sewer:	Public	Public
Taxes:	\$1,120	\$1,383
HOA Quoted:		
HOA Includes:		
Remarks:	COMPLETE REMODEL INCLUDING NEW 2 CAR GARAGE , KITCHEN, BATH, ELECTRICAL SERVICE, PAINT , CARPET, AND FLOORS. NEW STAINLESS APPLIANCES, WASHER AND DRYER. GREAT HOME IN ONE OF DENVER'S HOTTEST AND MOST HISTORIC NEIGHBORHOODS. 1 BLK TO LIGHT RAIL	UNIQUE SPACIOUS LIGHT- FILLED RANCH STYLE VICTORIAN. UPGRADED CARPET, WNDWS & FURNACE. NEWER KITCHEN & BATH, SEPARATE LAUNDRY AREA & PANTRY/BSMT ACCESS. LRGE NON-CONFORMING BDRM. OFFICE/BDRM. HUGE TREX DECK, FENCED YRD GRT FOR KIDS & PETS, CLOSE TO DNTOWN
Listing Office:	REAL ESTATE OF THE ROCKIES	MB DOTCOM REALESTATE
Sold Price:		
Sold Date:		
Sold Term:		
Seller DP Assist:	\$0	\$0
Concession Type:		
Concession Amt:		

Adjustments

	 2541 Clarkson St DENVER, Colorado 80205	 2046 Ogden St DENVER, Colorado 80205	 2543 Clarkson St DENVER, Colorado 80205	 2835 Stout St DENVER, Colorado 80205
Status:	U	S	S	S
Subdivision:	HORNERS,FIVE POINT	SAN RAFAEL	HORNERS ADDITION	HUNTER ADDITION
Type:	Detach Singl Fam	Attach Singl Fam	Detach Singl Fam	Detach Singl Fam
Beds:	2	3 -\$3,000	5 -\$9,000	2
Baths:	1	2 -\$3,500	2 -\$3,500	1
SqFt:	943	1,360 -\$18,765	1,814 -\$39,195	950 -\$315
Basement:	Partial, Cellar	Partial	Partial	Partial, Cellar
Bsmt SqFt:	144	391 -\$1,482	\$864	\$864
Bsmt % Fin:				
Year Built:	1899	1895 \$2,000	1895 \$2,000	1885 \$7,000
Style:	Ranch/One-Story	Two Story	Two Story	Ranch/One-Story
Construction:	Brick	Brick, Frame/Rock \$3,500	Frame/Brick \$2,625	Brick
Car Storage:	Off Street	Off Street	Garage, Detached	Off Street
Car Spaces:	2	\$10,000	2	2
Heat:	Gas, Forced Air	Gas, Hot Water	Gas, Forced Air	Gas, Forced Air
Lot Size:	3100	2540	3100	3132
Water:	Public			Public
Sewer:	Public			Public
			Fireplace \$2,250	Fireplace \$2,250
				Deck -\$2,500
Concession Amt:		\$0 \$0	\$0 \$0	\$3,250
Seller DP Assist:		\$0	\$0	
Orig List Price:	\$169,900	\$219,900	\$210,000	\$244,000
List Price:	\$119,000	\$219,900	\$210,000	\$228,000
Sold Price:		\$200,000	\$210,000	\$225,000
Total Adjustments:	\$0			
Adjusted Price:	\$252,179	\$188,753	\$166,044	\$222,299

Average Adjusted Price of Comparables Properties \$252,179

Suggested Price Range

\$244,613 - \$259,744

Adjustments




	 2541 Clarkson St DENVER, Colorado 80205	 2528 Glenarm Pl DENVER, Colorado 80205	 2944 California St DENVER, Colorado 80205	 1032 E 24Th Ave DENVER, Colorado 80205
Status:	U	S	A	A
Subdivision:	HORNERS,FIVE POINT	CURTIS PARK,SAN RAFAEL,DOWNT	CURTIS PARK, CASE & EBERTS	WHITTIER, UPTOWN, CITY PARK
Type:	Detach Singl Fam	Detach Singl Fam	Detach Singl Fam	Detach Singl Fam
Beds:	2	2	3 -\$3,000	2
Baths:	1	2 -\$2,625	1	2 -\$2,625
SqFt:	943	1,292 -\$15,705	1,091 -\$6,660	1,250 -\$13,815
Basement:	Partial, Cellar	Partial	Partial, Garden Level	Partial
Bsmt SqFt:	144	262 -\$708	203 -\$354	\$864
Bsmt % Fin:				
Year Built:	1899	1885 \$7,000	1892 \$3,500	1891 \$4,000
Style:	Ranch/One-Story	Ranch/One-Story	Ranch/One-Story	Story & 1/2
Construction:	Brick	Brick	Brick	Stucco/Brick \$3,500
Car Storage:	Off Street	Garage, Detached	Off Street	None \$10,000
Car Spaces:	2	2	2	
Heat:	Gas, Forced Air	Gas, Forced Air	Gas, Forced Air	Gas, Forced Air
Lot Size:	3100	1292	3150	
Water:	Public		Public	Public
Sewer:	Public		Public	Public
		Fireplace \$2,250		
		Sprinkler -\$1,000		
Concession Amt:		\$3,000	\$0	\$0
Seller DP Assist:		\$0	\$0	\$0
Orig List Price:	\$169,900	\$410,000	\$255,000	\$250,000
List Price:	\$119,000	\$350,000	\$255,000	\$245,000
Sold Price:		\$337,000		
Total Adjustments:	\$0			\$1,924
Adjusted Price:	\$252,179	\$323,212	\$248,486	\$246,924

Average Adjusted Price of Comparables Properties \$252,179

Suggested Price Range

\$244,613 - \$259,744

Adjustments

 <p>YOUR HOME HERE</p>			
2541 Clarkson St DENVER, Colorado 80205		2549 Glenarm Pl DENVER, Colorado 80205	2355 Emerson St DENVER, Colorado 80205
Status:	U	A	A
Subdivision:	HORNERS,FIVE POINT	STILES ADDITION	KOUNTZE ADDITION
Type:	Detach Singl Fam	Detach Singl Fam	Detach Singl Fam
Beds:	2	2	3 -\$3,000
Baths:	1	1	1
SqFt:	943	1,100 -\$7,065	1,299 -\$16,020
Basement:	Partial, Cellar	Partial	Partial
Bsmt SqFt:	144	121 \$138	\$864
Bsmt % Fin:			
Year Built:	1899	1887 \$6,000	1896 \$1,500
Style:	Ranch/One-Story	Two Story	Ranch/One-Story
Construction:	Brick	Brick	Stucco/Brick \$3,500
Car Storage:	Off Street	Garage, Detached, Oversized	Garage, Detached, Oversized
Car Spaces:	2	2	1 \$5,000
Heat:	Gas, Forced Air	Gas, Gravity	Gas, Forced Air
Lot Size:	3100	3150	6970
Water:	Public	Public	Public
Sewer:	Public	Public	Public
		Fireplace \$2,250	Fireplace \$2,250
			Deck -\$2,500
			Sprinkler -\$1,000
Concession Amt:		\$0	\$0
Seller DP Assist:		\$0	\$0
Orig List Price:	\$169,900	\$259,900	\$379,900
List Price:	\$119,000	\$259,900	\$369,900
Sold Price:			
Total Adjustments:	\$0	\$1,323	
Adjusted Price:	\$252,179	\$261,223	\$360,494

Average Adjusted Price of Comparables Properties \$252,179

Suggested Price Range

\$244,613 - \$259,744

Price Comparison

Active Listings

Address	List Date	Original List Price	Current List Price	Orig vs Current (%)
1032 E 24Th Ave	02/18/09	\$250,000	\$245,000	2.00
2944 California St	03/04/09	\$255,000	\$255,000	0.00
2549 Glenarm Pl	04/30/09	\$259,900	\$259,900	0.00
2355 Emerson St	04/17/09	\$379,900	\$369,900	2.63
Average:		\$286,200	\$282,450	1.31

Price Comparison

Sold Listings

Address	List Date	Original List Price	Current List Price	Orig vs Current (%)
2046 Ogden St	10/01/08	\$219,900	\$219,900	0.00
2543 Clarkson St	07/08/08	\$210,000	\$210,000	0.00
2835 Stout St	07/10/08	\$244,000	\$228,000	6.56
2528 Glenarm Pl	06/13/08	\$410,000	\$350,000	14.63
Average:		\$270,975	\$251,975	7.01

Address	Sold Date	Sold Price	Total DOM	Current List vs Sold Price(%)	Original List vs Sold Price(%)
2046 Ogden St	10/30/08	\$200,000	2	9.05	9.05
2543 Clarkson St	10/29/08	\$210,000	91	0.00	0.00
2835 Stout St	09/22/08	\$225,000	49	1.32	7.79
2528 Glenarm Pl	12/29/08	\$337,000	224	3.71	17.80
Average:		\$243,000	92	3.56	10.32