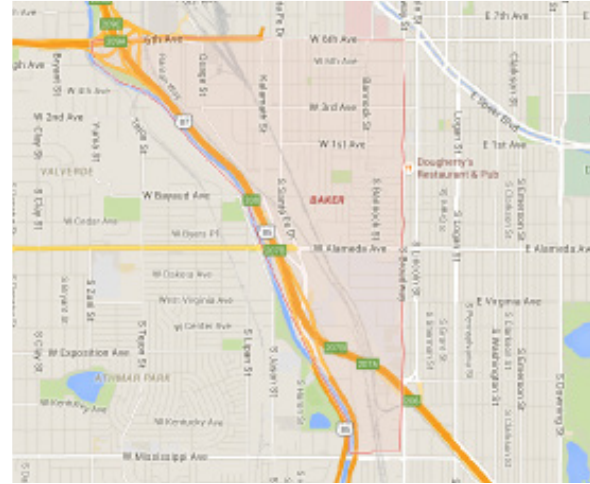


BAKER

RE/MAX
of cherry creek
because experience matters®



LOCATION:

Baker is generally defined by these boundaries: on the north by West 6th Avenue, on the east by Broadway Street, on the south by West Mississippi Avenue, and on the west by the South Platte River.

ABOUT:

Referred to in the early 1800's as South Side or South Broadway, the Baker neighborhood is a mix of urban convenience and historic charm. An eclectic historic and modern mix, the Baker neighborhood is one of the oldest in the Denver area, as well as one of the most up-and-coming locations for development. The area was first plotted and developed in the 1870's, and due to recent urban renewal, the area has become a mix of Victorian-style homes, modern condos, and arts-and-craft dwellings. With a cozy neighborhood feel, the Baker area is a located close enough for easy access to the urban heart of Denver, and the thriving Broadway development, which features a mix of galleries, causal and upscale dining, funky boutiques, bookstores, and antique shops. Recognized as a historic district in 1985, the Baker neighborhood offers an appealing mix of modern and vintage charm.

SCHOOLS:

Enter a property address at maps.dpsk12.org to find out which schools are nearby.

DEMOGRAPHICS:

Data from denvermetrodata.org

TOTAL POPULATION:

5,644

AVG. HOUSEHOLD INCOME:

\$64,392.65

POPULATION AGE:

Under 5:	7.30%	35 - 44:	14.74%
5 - 17:	9.00%	45 - 54:	10.54%
18 - 24:	11.43%	55 - 64:	11.50%
25 - 34:	25.78%	Over 65:	9.71%

2017 MARKET STATISTICS:

OF
HOMES SOLD **131**

AVG.
LIST PRICE **:\$501,118**

AVG.
SALE PRICE **:\$438,831**

AVG. # OF
DAYS ON MARKET **: 21**