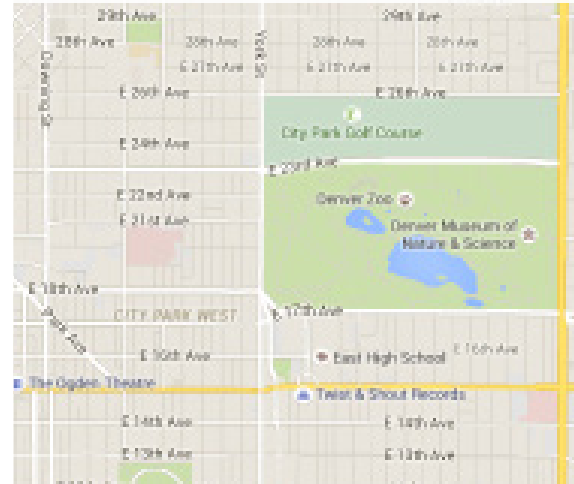


CITY PARK

RE/MAX
of cherry creek
because experience matters®



LOCATION:

City park is named for the neighborhood's 320-acre park (modeled after New York's Central Park) and bordered by 26th Avenue, Colfax, Colorado and Downing.

ABOUT:

Work on City Park began in the 1870's and serves as an important example of Denver's City Beautiful movement. The 1913 addition of the golf course just north of 23rd Avenue expanded the park to 480 acres. The park not only includes the Denver Zoo and the Museum of Nature and Science, but also welcomes visitors to the lake, playgrounds, and walking paths. A free jazz concert series is held every summer. Residential development started to take place early on to the south and west of City Park (with the Park Hill neighborhood immediately to the east). Many of the old Denver Squares and bungalows built in the late 1890's and early 1900's remain, including the elegant Frank Smith mansion at 18th and York. The southern border of City Park is Colfax Avenue, Denver's longest avenue and home to an eclectic mix of restaurants, shops, galleries and businesses. Home buyers seeking a good deal may find it in this neighborhood, though Colfax Avenue's ongoing revitalization and introduction of hip new hangouts may make those deals disappear. The renowned and beloved Tattered Cover bookstore opened its Colfax store in the refurbished Lowenstein Theater.

SCHOOLS:

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

DEMOGRAPHICS:

Data from denvermetrodata.org

TOTAL POPULATION:

3,195

AVG. HOUSEHOLD INCOME:

\$75,256.49

POPULATION AGE:

Under 5:	5.90%	35 - 44:	18.40%
5 - 17:	4.99%	45 - 54:	6.63%
18 - 24:	8.59%	55 - 64:	12.95%
25 - 34:	30.48%	Over 65:	12.05%

2017 MARKET STATISTICS:

OF
HOMES
SOLD : **66**

AVG.
LIST
PRICE : **\$655,351**

AVG.
SALE
PRICE : **\$657,328**

AVG. # OF
DAYS ON
MARKET : **27**

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Based on information from REcolorado for the period of 1/1/2017 - 12/31/2017 for Single Family (Detached + Attached) within the Denver metro area. This representation is based in whole or in part by REcolorado. REcolorado does not guarantee or is in any way responsible for its accuracy. Content maintained by REcolorado may not reflect all real estate activity in the area. © RE/MAX of Cherry Creek.