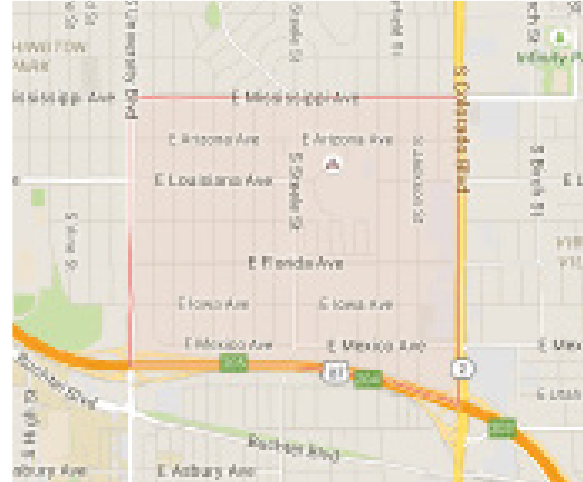


CORY-MERRILL

RE/MAX
of cherry creek
because experience matters®



© www.corymerrill.org



LOCATION:

The Cory-Merrill neighborhood is bounded by East Mississippi Ave, Colorado Blvd, I-25 and University Blvd.

ABOUT:

Named after the schools in the area, Cory-Merrill was once part of the Town of South Denver. It was founded in 1858 to be a dry town because its citizens didn't like the saloons that had taken over Denver. By the 1920's, the future Cory-Merrill neighborhood had been annexed by Denver. It was dotted with farms, orchards and cattle, area kids caught snakes in an area called The Swamp (now Interstate-25), and Colorado Boulevard had nurseries. In the late 1940s, Mr. Armstrong (who lived on Steele Street) donated his farm land to Denver Public Schools to replace the aging Coronado School. The school district built Cory Elementary and Merrill Junior High, named after John J. Cory and Louise A. Merrill, two influential Denver educators. At the same time, developer Les Tremblay purchased plots around the schools to build tract homes for World War II soldiers coming home. These houses were called Les Tremblay Small Houses. These single-story Les Tremblay houses became the Cory-Merrill neighborhood. Read more at www.corymerrill.org.

SCHOOLS:

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

DEMOGRAPHICS:

Data from denvermetrodata.org

TOTAL POPULATION:

4,718

AVG. HOUSEHOLD INCOME:

\$143,057.96

POPULATION AGE:

Under 5:	10.06%	35 - 44:	17.41%
5 - 17:	12.74%	45 - 54:	14.34%
18 - 24:	7.29%	55 - 64:	9.58%
25 - 34:	17.65%	Over 65:	10.93%

2017 MARKET STATISTICS:

OF HOMES SOLD : **125**

AVG. LIST PRICE : **\$880,118**

AVG. SALE PRICE : **\$843,032**

AVG. # OF DAYS ON MARKET : **46**

3773 Cherry Creek North Drive | Suite 801 | Denver, Colorado 80209 | 303.320.1556 | www.rmcherrycreek.com

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.