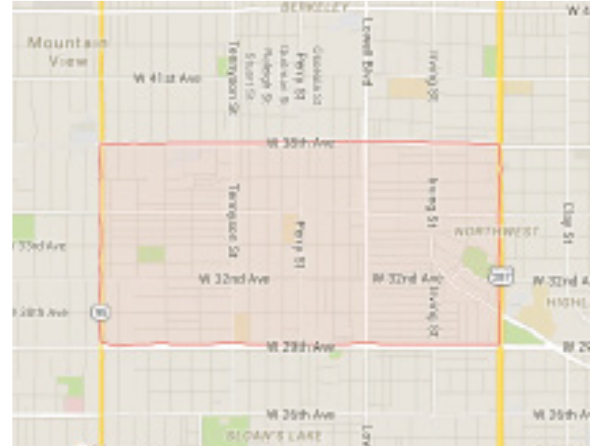


# WEST HIGHLAND

**RE/MAX**  
of cherry creek  
because experience matters®



## LOCATION:

West Highland has borders of 38th and 29th Avenues on the north and south and Federal and Sheridan Boulevards on the east and west.

## ABOUT:

Once populated by mostly Italian and Hispanic families, West Highland — like its neighbors Berkeley and LoHi — has undergone immense gentrification in recent years. In the process, it has become one of Denver’s most sought-after places to live. Residents still enjoy the rich Italian and Hispanic influence, reflected by old restaurant staples, such as Tacqueria Patzcuaro or Carl’s Pizza. But trend-setting amenities also abound, such as the hip eateries (sushi anyone?), boutiques, and coffee shops along West 32nd Avenue. Homes reflect a similar mix of the old and new, with bungalows and stately Tudors with turrets and wrap-around porches sharing leafy blocks with sleek modern houses and condos. The neighborhood’s charm is in its historic feel and walkability: For those lucky enough to live here, West Highland provides a wealth of venues to explore, just blocks from home.

## SCHOOLS:

Enter a property address at [maps.dpsk12.org](http://maps.dpsk12.org) to find out which schools are nearby.

## DEMOGRAPHICS:

Data from [denvermetrodata.org](http://denvermetrodata.org)

### TOTAL POPULATION:

9,229

### AVG. HOUSEHOLD INCOME:

\$106,554.07

### POPULATION AGE:

Under 5:	7.69%	35 - 44:	18.31%
5 - 17:	8.87%	45 - 54:	12.12%
18 - 24:	2.99%	55 - 64:	10.80%
25 - 34:	28.36%	Over 65:	10.85%

## 2017 MARKET STATISTICS:

# OF HOMES SOLD : **124**

AVG. LIST PRICE : **\$611,939**

AVG. SALE PRICE : **\$599,924**

AVG. # OF DAYS ON MARKET : **19**