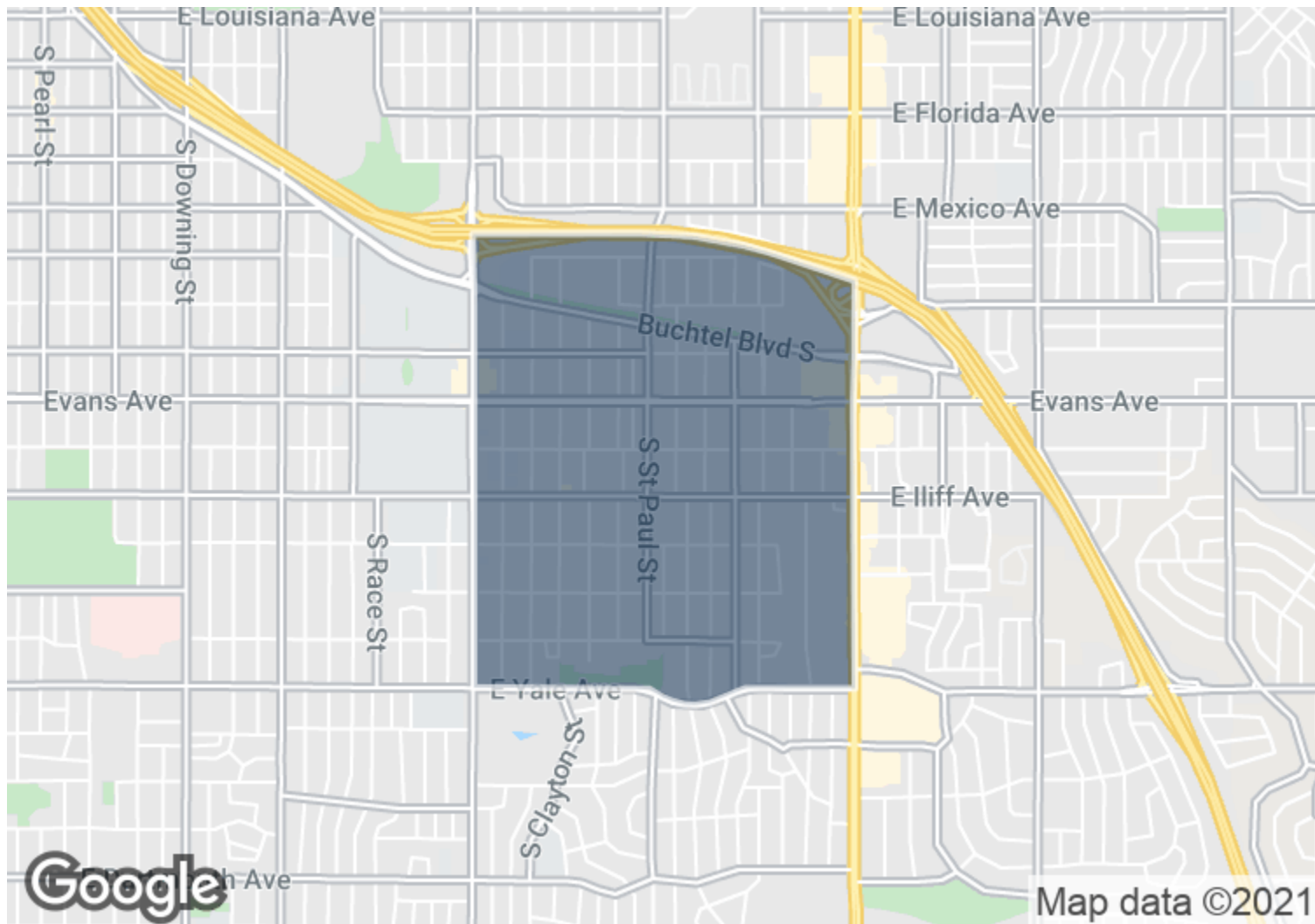


OBSERVATORY PARK DENVER, COLORADO

NEIGHBORHOOD GUIDE





ABOUT OBSERVATORY PARK

The perfect combination of a college town and a historic neighborhood with mature shade trees, Observatory Park is one of the most picturesque places in Denver. Here you can find both modern and traditional architecture styles nestled in the cozy neighborhood, in addition to the famous Chamberlin Observatory, which is owned and operated by the University of Denver. With the university just around the corner, there's a plethora of events, activities, shops, and restaurants nearby that are a favorite to both students and locals.

COMMUNITY TAGS

Fitness

Gym

Park

Working Out

Mountains



MARKET TRENDS

Observatory Park market trends indicate an increase of \$77 (22%) in the average price per square foot over the past 6 months. The average sales price over that same period fell from \$1,360,250 to \$992,403, whilst the median rent for this area is \$1,225 The average time on market for properties in this area is 49 days and buyers can expect to pay 99% of the seller's asking price.

AVERAGE SALES PRICE

\$1,167,817

6 MONTH AVERAGE

HOMES SOLD PER MONTH

17

6 MONTH AVERAGE

AVERAGE DAYS ON MARKET

49

DAYS

EXPECT TO PAY

99%

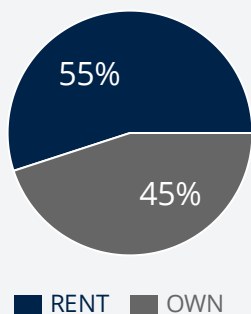
OF ASKING PRICE

AVERAGE PRICE PER SQUARE FOOT

\$386

6 MONTH AVERAGE

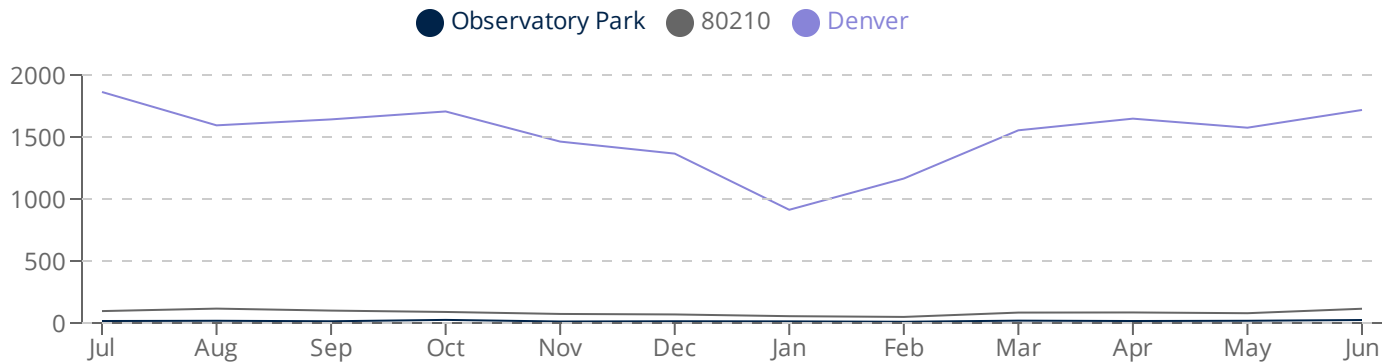
RENTER VS OWNER OCCUPIED



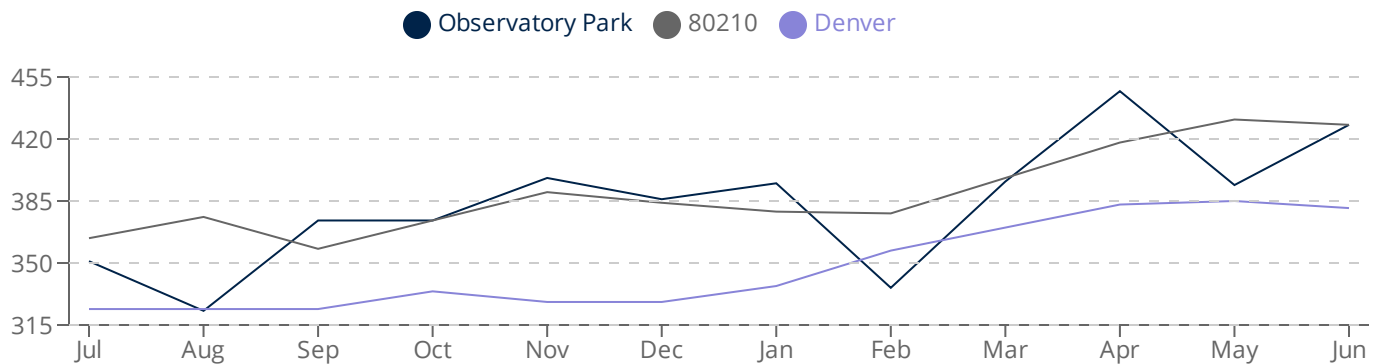
AVERAGE YEAR BUILT

1985

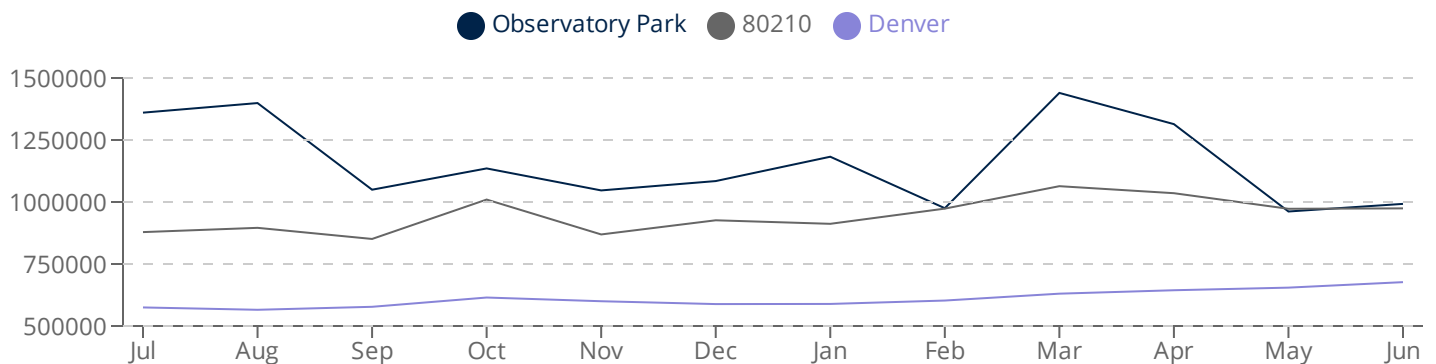
NUMBER OF HOMES SOLD



AVERAGE PRICE PER SQUARE FOOT



MEDIAN SALES PRICE



DEMOGRAPHICS

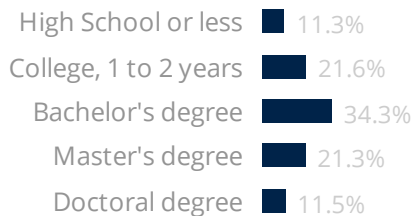
RESIDENTS

8,156

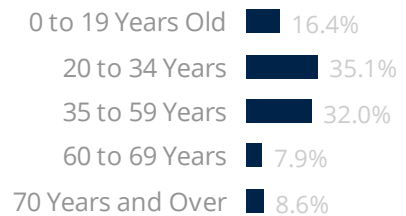
MEDIAN HOUSEHOLD INCOME

\$57,233

EDUCATION LEVELS



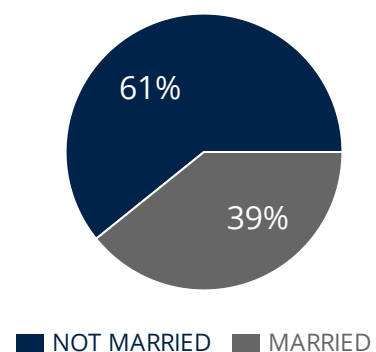
AGE



UNEMPLOYMENT RATE

3%

MARITAL STATUS



AREA SCHOOLS

ELEMENTARY SCHOOLS

DENVER COUNTY SCHOOL DISTRICT 1

	GRADES	ENROLLMENT	STU-TCH RATIO
ACADEMIA ANA MARIE SANDOVAL	PK - 6	423	20:1
BRYANT WEBSTER DUAL LANGUAGE ECE-8 SCHOOL	PK - 8	413	15:1
UNIVERSITY PARK ELEMENTARY SCHOOL	KG - 5	436	16:1
VALDEZ ELEMENTARY SCHOOL	PK - 5	431	17:1
DENISON MONTESSORI SCHOOL	PK - 6	396	17:1

6 more schools, 1 other district

MIDDLE SCHOOLS

DENVER COUNTY SCHOOL DISTRICT 1

	GRADES	ENROLLMENT	STU-TCH RATIO
MERRILL MIDDLE SCHOOL	6 - 8	561	17:1

HIGH SCHOOLS

DENVER COUNTY SCHOOL DISTRICT 1

	GRADES	ENROLLMENT	STU-TCH RATIO
SOUTH HIGH SCHOOL	9 - 12	1,636	18:1
KUNSMILLER CREATIVE ARTS ACADEMY	KG - 12	920	18:1
DENVER MONTESSORI JUNIOR/SENIOR HIGH SCHOOL	7 - 12	240	18:1
DENVER SCHOOL OF INNOVATION AND SUSTAINABLE DESIGN	9 - 12	175	15:1

TOP LOCAL BUSINESSES

DINING	NAME	CATEGORY	ADDRESS
★★★★★	Rocky Mountain Meat Market	Meat Shops	2318 S Colorado Blvd
★★★★★	Little Bakery House	Vietnamese	2439 S University Blvd
★★★★☆	Tbaar	Bubble Tea	3970 Buchtel Blvd,Ste 105
★★★★☆	Middle East Market	International Grocery	2254 S Colorado Blvd
★★★★☆	Pupusas Lover	Salvadoran	2236 S Colorado Blvd
SHOPPING			
★★★★☆	The Book Rack	Bookstores	4061 E Wesley Ave
★★★☆☆	MAM Couture Boutique	Women's Clothing	2369 E Evans Ave
ACTIVE			
★★★★★	LeeLynn Studios	Dance Studios	2553 S Colorado Blvd,Ste 109
★★★★☆	Studio 3sixT	Dance Studios	2553 S Colorado Blvd,Ste 109
★★★★☆	Robert H. McWilliams Park	Parks	2701 E Yale Ave
★★★★☆	Game-Set-Match	Tennis	2480 South Colorado Blvd
NIGHTLIFE			
★★★★☆	Serene Cuisine Of India	Indian	2070 S University Blvd
★★★★☆	Casablanca Cafe & Hookah	Mediterranean	2266 S Colorado Blvd
★★★★☆	Newman Center For the Performing Arts	Performing Arts	2344 E Iliff Ave
★★★☆☆	Hookah Palace	Hookah Bars	2246 S Colorado Blvd
★★★☆☆	The Clouds Hookah & Vape	Vape Shops	2238 S Colorado Blvd

COMMUTE HIGHLIGHTS

The most popular method of commuting in this area is car, used by 69% of people, and the average commute time to work is between thirty and forty-four minutes. Of those commuters, 44% of them leave for work between 6 and 8 AM.



69%

COMMUTE BY CAR



1%

COMMUTE BY BIKE



8%

COMMUTE BY PUBLIC
TRANSPORT



9%

COMMUTE ON FOOT

WALK SCORE

62

SOMEWHAT WALKABLE

81

VERY BIKEABLE

RECENTLY LISTED

ADDRESS	LIST DATE	BED	BATH	SQFT	LIST PRICE
2055 S COLUMBINE STREET	Jul 16 2021	3	4	3,082	\$895,000
3201 E JEWELL AVENUE	Jul 16 2021	3	2	1,355	\$639,000
2001 S CLAYTON STREET	Jul 15 2021	6	5	3,626	\$950,000
2374 S UNIVERSITY BOULEVARD #413	Jul 14 2021	1	1	725	\$360,000
1943 S COLUMBINE STREET	Jul 12 2021	2	4	1,326	\$799,000
2244 S ADAMS STREET	Jul 09 2021	5	5	5,132	\$2,236,000
2101 S JOSEPHINE STREET #106	Jul 09 2021	0	1	331	\$155,000
2101 S JOSEPHINE STREET #108	Jul 09 2021	0	1	364	\$160,000
2101 S JOSEPHINE STREET #105	Jul 09 2021	0	1	302	\$165,000
2101 S COLUMBINE STREET	Jul 05 2021	6	6	4,900	\$1,495,000
1953 S COLUMBINE STREET	Jun 29 2021	2	3	1,223	\$675,000

RECENTLY SOLD PROPERTIES

ADDRESS	SOLD DATE	BED	BATH	SQFT	SOLD PRICE
2519 S COLUMBINE STREET	Jul 16 2021	5	6	6,022	\$3,000,000
1933 S COLUMBINE STREET	Jul 16 2021	3	4	1,935	\$835,000
2215 S MADISON STREET	Jul 14 2021	5	5	4,236	\$1,700,000
2534 S SAINT PAUL STREET	Jul 14 2021	4	4	5,145	\$2,175,000
2360 S JOSEPHINE STREET	Jul 13 2021	4	4	3,580	\$1,825,000
2132 S JOSEPHINE STREET	Jul 13 2021	3	3	1,771	\$769,900
2365 S CLAYTON STREET	Jul 12 2021	3	3	2,024	\$1,287,900
2374 S UNIVERSITY BOULEVARD #313	Jul 09 2021	1	1	725	\$350,000
2266 S COLUMBINE STREET	Jul 09 2021	5	6	5,425	\$2,380,000
2080 S SAINT PAUL STREET	Jul 01 2021	3	2	1,906	\$770,000
1940 S CLAYTON STREET	Jun 30 2021	2	1	1,044	\$610,000
2531 S COOK STREET	Jun 30 2021	5	5	5,703	\$1,925,500