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INTERNATIONAL REALTY

WASHINGTON PARK WEST
DENVER, COLORADO
NEIGHBORHOOD GUIDE

livsothebysrealty.com

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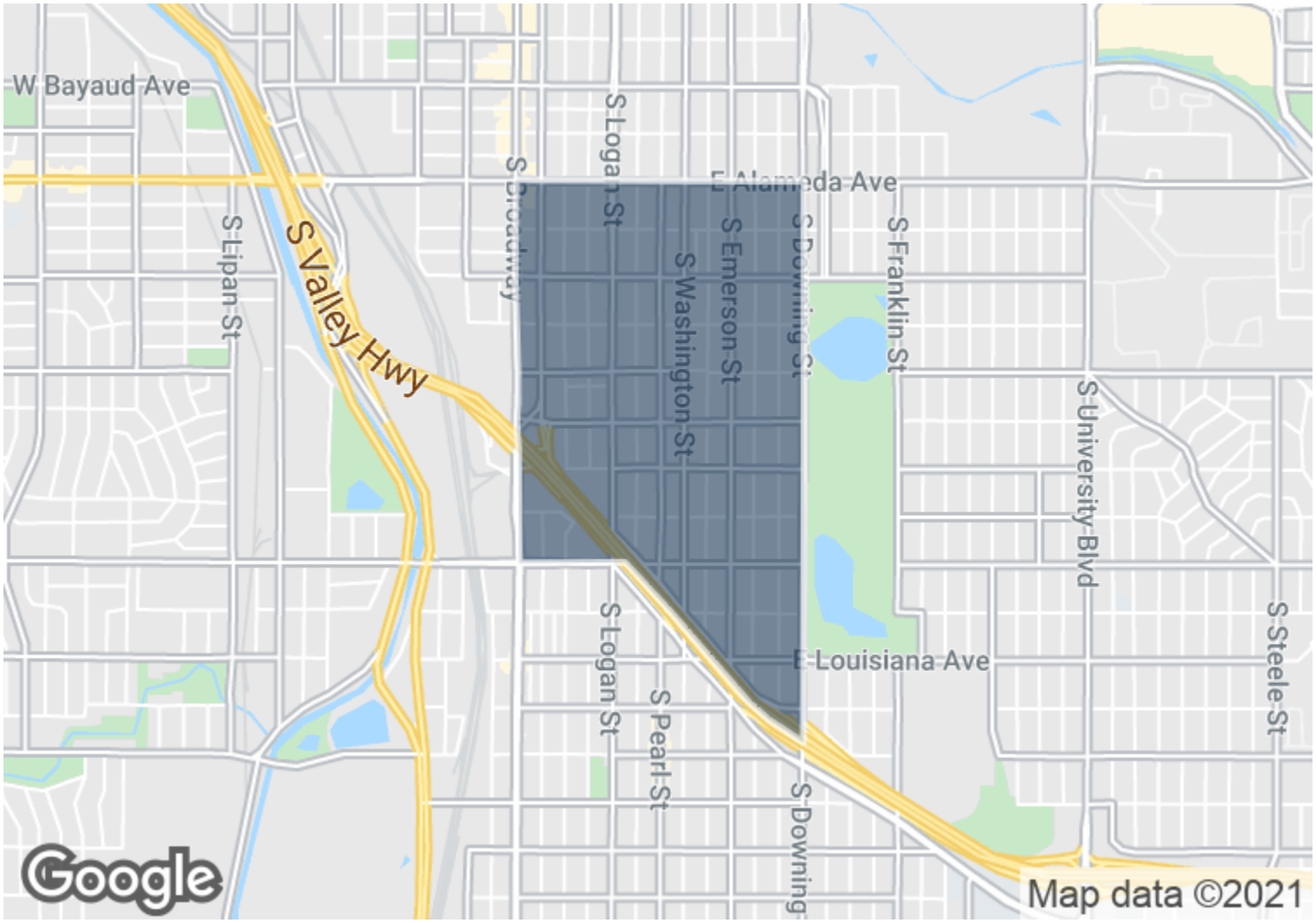

ABOUT WASHINGTON PARK WEST

Washington Park is a popular destination for outdoor recreation in Denver with its many running trails, bike paths, yoga spots, and paddle boarding areas. Located west of the park lies the Washington Park West neighborhood, a quiet suburban area that is perfect for both professionals and families. The homes consist of early 20th century houses, some renovated into multi-unit rentals. Also in the neighborhood lies a variety of fun and delicious restaurants and a few businesses and shops.

COMMUNITY TAGS

Fitness | Working Out | Gym | Healthy Eating | Hiking

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MARKET TRENDS

Washington Park West market trends indicate an increase of $32 (7%) in the average price per square foot over the past 6 months. The average sales price over that same period rose from $852,431 to $1,046,637, whilst the median rent for this area is $1,550 The average time on market for properties in this area is 16 days and buyers can expect to pay 103% of the seller's asking price.

AVERAGE SALES PRICE

$832,615

6 MONTH AVERAGE

HOMES SOLD PER MONTH

18

6 MONTH AVERAGE

AVERAGE DAYS ON MARKET

16

DAYS

EXPECT TO PAY

103%

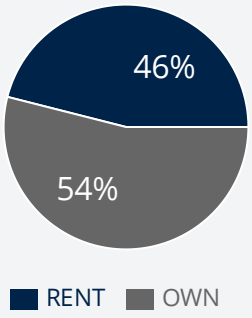
OF ASKING PRICE

AVERAGE PRICE PER SQUARE FOOT

$440

6 MONTH AVERAGE

RENTER VS OWNER OCCUPIED



AVERAGE YEAR BUILT

1936

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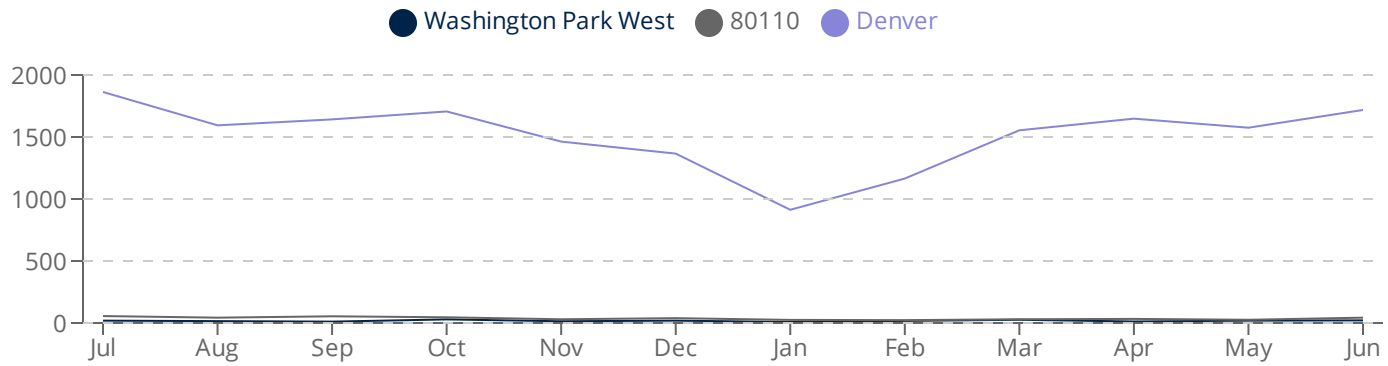
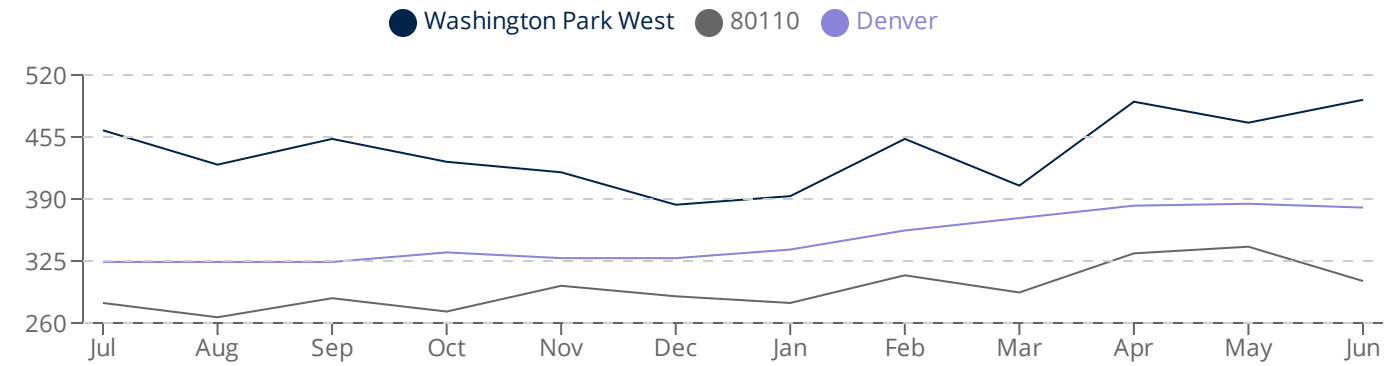
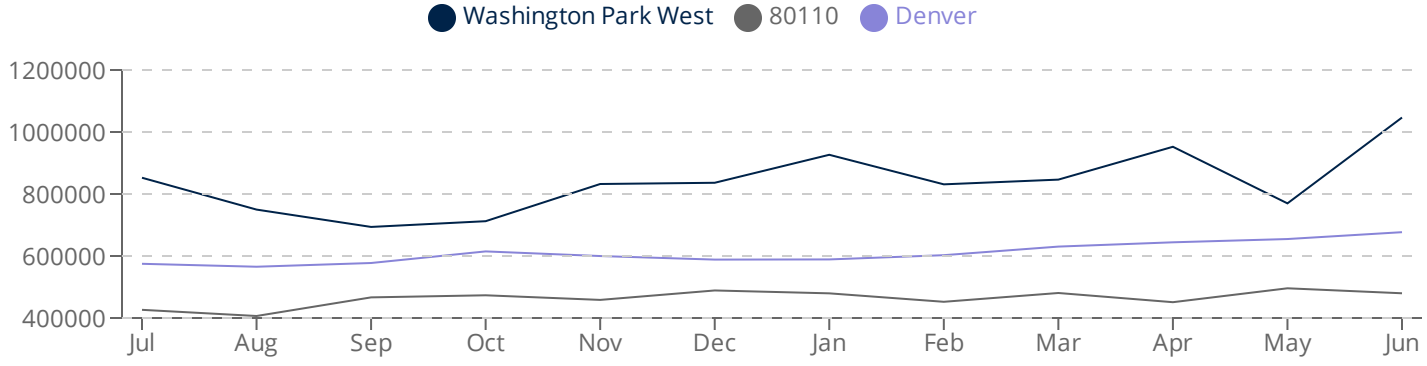
NUMBER OF HOMES SOLD



AVERAGE PRICE PER SQUARE FOOT



MEDIAN SALES PRICE



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DEMOGRAPHICS

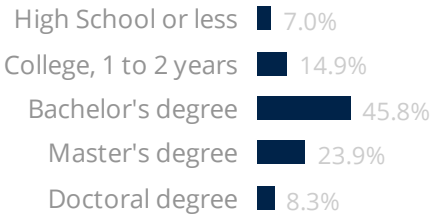
RESIDENTS

7,798

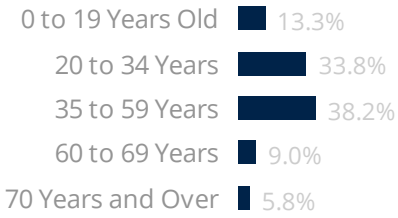
MEDIAN HOUSEHOLD INCOME

$110,820

EDUCATION LEVELS



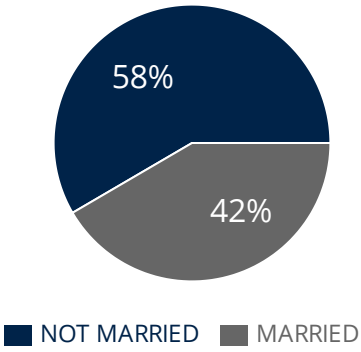
AGE



UNEMPLOYMENT RATE

3%

MARITAL STATUS



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AREA SCHOOLS

ELEMENTARY SCHOOLS	GRADES	ENROLLMENT	STU-TCH RATIO
DENVER COUNTY SCHOOL DISTRICT 1			
ACADEMIA ANA MARIE SANDOVAL	PK - 6	423	20:1
BRYANT WEBSTER DUAL LANGUAGE ECE-8 SCHOOL	PK - 8	413	15:1
LINCOLN ELEMENTARY SCHOOL	PK - 6	344	18:1
STEELE ELEMENTARY SCHOOL	KG - 5	489	18:1
VALDEZ ELEMENTARY SCHOOL	PK - 5	431	17:1

7 more schools, 1 other district

MIDDLE SCHOOLS	GRADES	ENROLLMENT	STU-TCH RATIO
DENVER COUNTY SCHOOL DISTRICT 1			
GRANT BEACON MIDDLE SCHOOL	6 - 8	459	18:1
MERRILL MIDDLE SCHOOL	6 - 8	561	17:1

HIGH SCHOOLS	GRADES	ENROLLMENT	STU-TCH RATIO
DENVER COUNTY SCHOOL DISTRICT 1			
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

School data provided by National Center for Education Statistics and SchoolDigger™ and is intended for reference only. To verify enrollment eligibility, contact the school or district directly.

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TOP LOCAL BUSINESSES

DINING	NAME	CATEGORY	ADDRESS
	Rebel Bread	Bakeries	675 S Broadway
	Divino Wine & Spirits	Beer, Wine & Spirits	1240 S Broadway
	Vert Kitchen	French	704 S Pearl St
	Overt	Coffee & Tea	712 1/2 S Pearl St
	Hoja	Breakfast & Brunch	1284 S Pearl St
SHOPPING			
	Twirl	Women's Clothing	537 E Mississippi Ave
	SHINE	Women's Clothing	1229 S Pearl St
	Rocky Mountain Coin	Gold Buyers	538 S Broadway
ACTIVE			
	The Pilates Studio	Pilates	614 E Kentucky Ave
	Holon Wellness Taekwon-Do	Taekwondo	809 S Washington St
	Titan Training Barefoot Bootcamp	Trainers	1073 S Pearl St
	Wash Park Martial Arts	Martial Arts	1073 S Pearl St
	Fierce45 - West Wash Park	Gyms	527 E Mississippi
NIGHTLIFE			
	Somebody People	Wine Bars	1165 S Broadway,Ste 104
	Broadway Roxy	American (New)	554 S Broadway
	Joy Hill	Bars	1229 S Broadway
	The Kentucky Inn	Sports Bars	890 S Pearl St
	Lincoln's Roadhouse	Bars	1201 S Pearl St

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COMMUTE HIGHLIGHTS

The most popular method of commuting in this area is car, used by 72% of people, and the average commute time to work is between thirty and forty-four minutes. Of those commuters, 48% of them leave for work between 6 and 8 AM.

72%
COMMMUTE BY CAR

4%
COMMUTE BY BIKE

10%
COMMUTE BY PUBLIC TRANSPORT

2%
COMMUTE ON FOOT

WALK SCORE

79

VERY WALKABLE

89

VERY BIKEABLE

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RECENTLY LISTED

ADDRESS	LIST DATE	BED	BATH	SQFT	LIST PRICE
944 S LOGAN STREET	Jul 15 2021	4	2	1,894	$830,000
1295 S OGDEN STREET	Jul 09 2021	3	2	2,112	$975,000
375 S WASHINGTON STREET	Jul 09 2021	3	2	2,016	$849,000
404 S GRANT STREET	Jul 07 2021	3	3	1,848	$700,000
957 S CLARKSON STREET	Jun 25 2021	2	2	1,223	$875,000
1368 S CORONA STREET	Jun 21 2021	5	4	4,857	$1,875,000
732 S LOGAN STREET	Jun 05 2021	3	2	1,800	$619,900
715 S OGDEN STREET	Jun 03 2021	3	2	1,800	$849,500
1051 S PEARL STREET	May 21 2021	3	3	1,894	$895,000
773 S PENNSYLVANIA STREET	Apr 30 2021	3	3	1,968	$975,000
1250 S CLARKSON STREET	Feb 22 2021	2	2	1,132	$1,100,000

RECENTLY SOLD PROPERTIES

ADDRESS	SOLD DATE	BED	BATH	SQFT	SOLD PRICE
625 S EMERSON STREET	Jul 16 2021	4	4	2,729	$1,010,000
421 E CENTER AVENUE	Jul 15 2021	3	2	1,740	$820,000
750 S WASHINGTON STREET	Jul 15 2021	3	3	1,481	$966,000
1003 S CORONA STREET	Jul 15 2021	3	3	2,173	$1,393,680
435 S OGDEN STREET	Jul 13 2021	4	4	2,501	$1,328,950
838 S PEARL STREET	Jul 12 2021	4	2	1,750	$875,000
736 S LOGAN STREET	Jul 12 2021	3	2	1,810	$720,000
585 S EMERSON STREET	Jul 08 2021	3	3	2,225	$1,265,000
305 S CORONA STREET	Jul 07 2021	5	3	2,577	$955,000
587 S LOGAN STREET	Jul 06 2021	3	3	1,476	$820,000
754 S CLARKSON STREET	Jul 01 2021	4	5	3,373	$1,675,000
328 E DAKOTA AVENUE	Jul 01 2021	2	1	847	$482,500