


## January 1998 - June 2002 Real Estate Activity

**Indoor air testing area is  
outlined with a bold line.**

**Shaded area is the real estate  
tracking boundary.**



Homes  
for sale



Homes sold/  
date sold

The 4 1/2 year average selling price for homes in this area was \$199,156 (98.8% of list price, \$133.5 per sq. ft.)

The 4 1/2 year average selling price for homes inside test area was \$201,504 (98.5% of list price, \$137.2 per sq. ft.)

Average listing period of all homes on map was approximately 2 months.

Source: Kelley and Associates Real Estate Evaluation

# Cook Park Neighborhood

## Real Estate Activity Initial Test Area - 1997-June 2002

North/South Boundaries: East Mexico Avenue to East Evans Avenue  
 East/West Boundaries: South Holly Street to South Monaco Parkway

1997 (Prior to Testing)	
<b>TOTAL AREA</b>	
Average Sale Price .....	\$148,144
Sales Price/List Price .....	97.9%
Average Price Per Square Foot .....	\$102.1
Average Time on Market .....	2.3 months
Number of Homes Sold .....	20
<b>TEST AREA</b>	
Average Sale Price .....	\$147,510
Sales Price/List Price .....	98.0%
Average Price Per Square Foot .....	\$98.9
Average Time on Market .....	1.8 months
Number of Homes Sold .....	5

1998-JUNE 2002 (Post Testing)	
<b>TOTAL AREA</b>	
Average Sale Price .....	\$199,156
Sales Price/List Price .....	98.8%
Average Price Per Square Foot .....	\$133.5
Average Time on Market .....	1.9 months
Number of Homes Sold .....	73*
<b>TEST AREA**</b>	
Average Sale Price .....	\$201,504
Sales Price/List Price .....	98.5%
Average Price Per Square Foot .....	\$137.2
Average Time on Market .....	2.4 months
Number of Homes Sold .....	39

LAST 18 MONTHS (Ended June 2002)	
<b>TOTAL AREA</b>	
Average Sale Price .....	\$234,558
Sales Price/List Price .....	98.2%
Average Price Per Square Foot .....	\$158.3
Average Time on Market .....	1.8 months
Number of Homes Sold .....	24
<b>TEST AREA †</b>	
Average Sale Price .....	\$235,473
Sales Price/List Price .....	97.6%
Average Price Per Square Foot .....	\$161.4
Average Time on Market .....	2.1 months
Number of Homes Sold .....	15

\* Four homes sold through private sales not included in calculations due to lack of data. Homes are tracked through the MLS and may not include all sales. Please notify us at 303-778-8355 for additional transactions.

\*\* 18 of 39 homes inside the test area originally tested above the CDPHE action level for 1,1-DCE.

† 3 of 15 homes inside the test area originally tested above the CDPHE action level for 1,1-DCE.