



Eddie Lederman
 Real Estate Agent
 Mobile: 303-564-5864

Property Type is 'Residential'
 Mls Status is one of 'Active', 'Coming Soon', 'Pending'
 Mls Status is 'Closed'
 Status Contractual Search Date is 09/17/2025 to 03/21/2025
 Exempt Listing YN is no
 Exempt Listing YN is empty
 Latitude, Longitude is around 39.78, -105.02
 Year Built is 2020+
 Originating System Name is one of 'REcolorado', 'ROCC', 'IRES'

Market Analysis Summary | Residential
 Listings as of 9/17/2025 at 11:28 am, Page 1 of 3

Listing ID	Address	City	Bds	Bths	Abv	Ttl	Fin	List	PSF Abv	PSF Ttl	PSF Fin	DIM	Orig Price	List Price	Close Price	CP/OLP
Listings: Active																
3720715	4647 Bryant ST	Denver	5	5	4,500	4,500	4,500	04/02/25	\$467	\$467	\$467	168	2,200,000	\$2,100,000		
3489947	4721 Elm CT	Denver	6	6	2,732	4,832	4,382	03/21/25	\$582	\$329	\$363	180	1,590,000	\$1,590,000		
9644152	4123 Quivas ST	Denver	4	5	2,371	3,343	3,343	07/17/25	\$588	\$417	\$417	62	1,395,000	\$1,395,000		
4140902	4129 Quivas ST	Denver	4	5	2,294	3,211	3,211	09/11/25	\$608	\$434	\$434	6	1,395,000	\$1,395,000		
2889250	4131 Quivas ST	Denver	4	5	2,283	3,188	3,188	06/12/25	\$611	\$438	\$438	97	1,450,000	\$1,395,000		
9086531	4322 Quivas ST	Denver	3	4	2,438	2,438	2,438	04/11/25	\$451	\$451	\$451	159	1,249,500	\$1,099,500		
2969565	4121 Tejon ST	Denver	2	3	1,502	1,502	1,502	07/03/25	\$439	\$439	\$439	76	689,000	\$659,000		
9464990	1921 W Elk PL #2	Denver	2	2	1,004	1,004	1,004	07/29/25	\$473	\$473	\$473	50	485,000	\$475,000		

Active Total: 8			Min	1,004	1,004	1,004			\$439	\$329	\$363	6	\$485,000	\$475,000		
			Max	4,500	4,832	4,500			\$611	\$473	\$473	180	\$2,200,000	\$2,100,000		
			Avg	2,391	3,002	2,946			\$527	\$431	\$435	100	\$1,306,688	\$1,263,563		
			Med	2,333	3,200	3,200			\$528	\$438	\$438	87	\$1,395,000	\$1,395,000		

Listings: Pending																
9064091	1953 W 47th AVE	Denver	4	4	2,901	2,901	2,901	08/22/25	\$345	\$345	\$345	154	1,249,000	\$999,500		



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Market Analysis Summary | Residential
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Listing ID	Address	City	Bds	Bths	Abv	Ttl	Fin	Pending	PSF Abv	PSF Ttl	PSF Fin	DIM	Orig Price	List Price	Close Price	CP/OLP
Pending Total: 1		Min			2,901	2,901	2,901		\$345	\$345	\$345	154	\$1,249,000	\$999,500		
		Max			2,901	2,901	2,901		\$345	\$345	\$345	154	\$1,249,000	\$999,500		
		Avg			2,901	2,901	2,901		\$345	\$345	\$345	154	\$1,249,000	\$999,500		
		Med			2,901	2,901	2,901		\$345	\$345	\$345	154	\$1,249,000	\$999,500		

Listings: Closed

4949844	4536 Alcott ST	Denver	5	5	3,316	4,809	4,809	04/11/25	\$498	\$343	\$343	136	1,775,000	\$1,675,000	\$1,650,000	93%
2676369	4236 Zuni ST	Denver	4	4	1,077	3,764	2,687	05/12/25	\$1,206	\$345	\$483	11	1,299,000	\$1,299,000	\$1,299,000	100%
2149939	4211 Vallejo ST	Denver	4	5	2,318	3,217	3,217	05/23/25	\$559	\$403	\$403	27	1,295,000	\$1,295,000	\$1,295,000	100%
2973081	1864 W 41st AVE	Denver	4	5	3,536	3,536	3,536	04/02/25	\$363	\$363	\$363	14	1,300,000	\$1,300,000	\$1,285,000	99%
7964084	2040 W 45th AVE	Denver	3	4	2,622	2,622	2,622	08/27/25	\$477	\$477	\$477	34	1,299,000	\$1,299,000	\$1,250,000	96%
5548635	4201 VALLEJO ST	Denver	4	5	2,358	3,303	3,303	06/06/25	\$525	\$375	\$375	44	1,320,000	\$1,249,000	\$1,237,000	94%
6253388	4117 Quivas ST	Denver	4	4	2,235	2,235	2,235	04/30/25	\$537	\$537	\$537	8	1,225,000	\$1,225,000	\$1,200,000	98%
5215418	4238 Zuni ST	Denver	4	4	1,177	3,810	2,633	08/21/25	\$1,003	\$310	\$448	123	1,299,999	\$1,199,999	\$1,180,000	91%
3646229	2280 W 42nd AVE	Denver	4	4	1,815	2,631	2,225	08/05/25	\$606	\$418	\$494	45	1,100,000	\$1,100,000	\$1,100,000	100%
5806257	4123 Tejon ST	Denver	2	3	1,502	1,502	1,502	04/24/25	\$490	\$490	\$490	1	740,000	\$740,000	\$736,631	100%
7698566	4125 Tejon ST	Denver	2	3	1,502	1,502	1,502	07/01/25	\$473	\$473	\$473	0	710,000	\$710,000	\$710,000	100%
3514905	4127 Tejon ST	Denver	2	3	1,502	1,502	1,502	08/11/25	\$446	\$446	\$446	69	715,000	\$689,000	\$670,000	94%
Closed Total: 12		Min			1,077	1,502	1,502		\$363	\$310	\$343	0	\$710,000	\$689,000	\$670,000	91%
		Max			3,536	4,809	4,809		\$1,206	\$537	\$537	136	\$1,775,000	\$1,675,000	\$1,650,000	100%
		Avg			2,080	2,869	2,648		\$598	\$415	\$444	43	\$1,173,167	\$1,148,417	\$1,134,386	97%
		Med			2,025	2,924	2,628		\$511	\$410	\$460	31	\$1,297,000	\$1,237,000	\$1,218,500	98%



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Listing ID	Address	City	Bds	Bths	Abv	Ttl	Fin	Date	PSF Abv	PSF Ttl	PSF Fin	DIM	Orig Price	List Price	Close Price	CP/OLP
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Listings: Coming Soon

9706190	4344 Zuni ST	Denver	4	4	1,914	2,871	2,823		\$671	\$448	\$455	0	0	\$1,285,000		
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Coming Soon Total: 1

Min	1,914	2,871	2,823	\$671	\$448	\$455	0	\$0	\$1,285,000
Max	1,914	2,871	2,823	\$671	\$448	\$455	0	\$0	\$1,285,000
Avg	1,914	2,871	2,823	\$671	\$448	\$455	0	\$0	\$1,285,000
Med	1,914	2,871	2,823	\$671	\$448	\$455	0	\$0	\$1,285,000

22	Total Listings	Average for all:	2,223	2,919	2,776	\$564	\$419	\$455	67	\$1,171,841	\$1,189,727
		Median for all:	2,289	3,045	2,755	\$511	\$436	\$455	48	\$1,297,000	\$1,267,000

Quick Statistics		Min	Max	Avg	Med
	List Price	\$475,000	\$2,100,000	\$1,189,727	\$1,267,000
	Sale Price	\$670,000	\$1,650,000	\$1,134,386	\$1,218,500
	Sale / List	91%	100%	97%	98%



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