



A THREE YEAR HISTORY OF  
PRICE CHANGE AND SALES:

**Prepared For**

**HERITAGE PLACE**

Sunday, November 21, 2010



**Prepared By**

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Denver's Ambassador to Fine Homes, Great Communities & Lifestyles!



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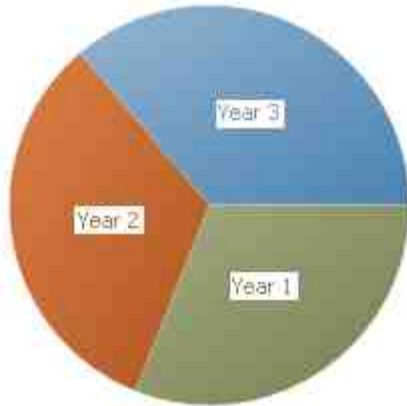
# Price Change Analysis

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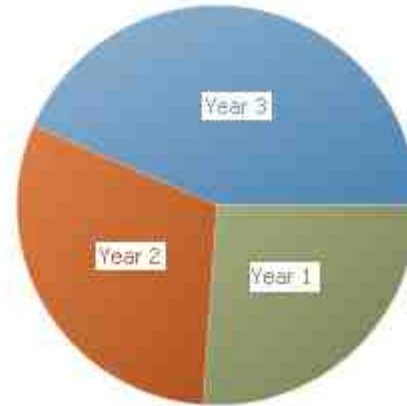
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## Sales for Past 3 Years

Average Sales Price



Properties Sold



Year 3: 21-Nov-2007 to 21-Nov-2008 Average Price: \$363,525 20 Properties

Year 2: 22-Nov-2008 to 21-Nov-2009 Average Price: \$328,838 14 Properties

**Annual PRICE Change: -9.5%. Annual PROPERTIES Change: -30.0%**

Year 1: 22-Nov-2009 to 21-Nov-2010 Average Price: \$311,470 12 Properties

**Annual PRICE Change: -5.3%. Annual PROPERTIES Change: -14.3%**

Sold Date	MLS Num	Address	Sale Price
2007-12-26	591409	6710 E Heritage Pl	\$291,000
2008-03-17	582567	6352 S Poplar Ct	\$395,000
2008-03-25	621126	6339 S Oneida Ct	\$303,000
2008-03-28	605311	6589 E Euclid Pl	\$345,000
2008-05-07	627151	7055 E Heritage Pl	\$316,500
2008-05-22	645710	6319 S Oneida Ct	\$330,000
2008-05-29	645541	6437 S Heritage Pl	\$420,000
2008-05-30	608082	6477 S Heritage Place West	\$375,000
2008-05-30	635627	6454 S Newport Ct	\$370,000
2008-05-30	649083	6488 S Heritage Pl	\$435,000
2008-06-27	631932	6234 S Krameria St	\$497,500
2008-07-30	671042	6641 S Magnolia Ct	\$365,000
2008-07-31	675248	6513 S Heritage Pl	\$355,000
2008-08-18	683991	7015 E Euclid Dr	\$375,000
2008-09-05	680284	6549 E Euclid Pl	\$372,000



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2008-09-15	560901	6309 S Monaco Ct	\$362,500
2008-09-26	697050	6621 E Peakview Pl	\$337,000
2008-10-29	697693	6352 S Poplar Ct	\$370,000
2008-10-31	684547	6367 S Olive St	\$235,000
2008-11-12	708357	6601 E Peakview Pl	\$421,000
2009-01-21	703525	6690 E Heritage Pl	\$204,750
2009-04-10	749276	7036 E Euclid Dr	\$370,000
2009-05-19	763710	6690 E Euclid Pl	\$342,600
2009-05-28	757941	6308 S Poplar Ct	\$420,984
2009-06-15	700374	6474 S Newport Ct	\$300,000
2009-06-15	761255	6382 S Poplar Ct	\$362,500
2009-06-26	756229	6564 S Heritage Pl	\$363,000
2009-06-26	756713	6367 S Olive St	\$412,000
2009-07-31	781571	7149 E Peakview Pl	\$265,000
2009-08-12	785679	6397 S Olive St	\$372,900
2009-09-24	755100	6490 S Newport Ct	\$235,000
2009-10-09	726248	6344 S Monaco Ct	\$270,000
2009-10-15	802296	6326 S Olive St	\$320,000
2009-11-13	801224	6429 S Pontiac Ct	\$365,000
2009-11-30	819352	6508 S Oneida Ct	\$324,095
2010-02-19	793846	6332 S Poplar Ct	\$245,000
2010-03-25	841851	6498 S Heritage Pl	\$317,500
2010-04-01	853813	7055 E Heritage Pl	\$407,500
2010-04-30	830603	6661 S Magnolia Ct	\$265,550
2010-05-05	868038	6472 S Heritage Place East	\$285,000
2010-05-12	777097	6904 E Heritage Pl	\$270,000
2010-06-15	889011	6538 S Niagara Ct	\$385,000
2010-06-25	889399	7169 E Heritage Pl	\$255,000
2010-07-30	888446	6431 S Heritage Pl	\$365,000
2010-07-30	893505	6467 S Heritage Pl	\$358,000
2010-08-06	894400	6710 E Heritage Pl	\$260,000



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