

2019 Apartment Building Comparable Sales

Account Number	Class	Market Area	Property Address	City	Total Units	Total Bdrms	Above Grade SF	Bsmt Fin SF	Bsmt Unfin SF	Garage Spaces	Uncoverd Pkg Spc	Quality	Eff Yr Blt	Reception No	Sale Date	Sale Price	Time Adj Sale Price
R0001379	4-8 Units	640	1005 12TH ST	BOULDER	7	32	19,380	0	0	20	0	Good	1997	3339399	Aug-13	\$5,500,000	\$8,542,100
R0007640	4-8 Units	640	834 13TH ST	BOULDER	4	4	1,712	448	676	3	0	Good	1990	3537831	Aug-16	\$1,272,500	\$1,400,800
R0085153	4-8 Units	640	1080 13TH ST	BOULDER	4	14	3,461	1,182	108	4	3	Good	1950	3376608	Apr-14	\$1,553,500	\$2,279,800
R0004357	4-8 Units	640	1083 13TH ST	BOULDER	4	16	2,457	2,169	0	0	0	Average	1978	3414438	Nov-14	\$1,853,000	\$2,580,500
R0004357	4-8 Units	640	1083 13TH ST	BOULDER	4	16	2,457	2,169	0	0	0	Average	1980	3353193	Nov-13	\$1,735,000	\$2,638,900
R0002067	4-8 Units	640	1026 15TH ST	BOULDER	5	10	2,445	1,433	0	0	0	Average	1975	3366744	Feb-14	\$1,250,000	\$1,861,100
R0007994	4-8 Units	640	1725 15TH ST	BOULDER	7	9	4,314	0	0	0	0	Average	1975	3611359	Aug-17	\$1,950,000	\$1,950,000
R0002137	4-8 Units	640	1725 18TH ST	BOULDER	4	7	2,867	1,339	0	0	7	Good	2008	3424294	Jan-15	\$1,615,000	\$2,214,500
R0006854	4-8 Units	640	1836 19TH ST	BOULDER	4	4	3,006	0	0	0	0	Average	1984	3659133	May-18	\$850,000	\$850,000
R0004945	4-8 Units	640	1837 22ND ST	BOULDER	4	12	3,456	0	0	0	6	Average	1977	3568387	Jan-17	\$1,350,000	\$1,372,700
R0011641	4-8 Units	640	945 30TH ST	BOULDER	4	8	3,280	0	0	0	6	Good	1990	3635651	Jan-18	\$1,300,000	\$1,300,000
R0011641	4-8 Units	640	945 30TH ST	BOULDER	4	8	3,280	0	0	0	6	Good	1981	3413123	Nov-14	\$987,600	\$1,375,300
R0010973	4-8 Units	640	985 30TH ST	BOULDER	4	8	2,503	0	0	0	4	Average	1978	3411367	Nov-14	\$864,300	\$1,203,600
R0000239	4-8 Units	640	1557 9TH ST	BOULDER	4	7	2,520	0	0	0	4	Good	2005	3364561	Jan-14	\$1,200,000	\$1,799,500
R0003490	4-8 Units	640	1655 9TH ST	BOULDER	6	8	4,068	0	0	0	0	Average	1973	3492794	Dec-15	\$1,450,000	\$1,791,000
R0004099	4-8 Units	640	640 ARAPAHOE AVE	BOULDER	7	9	5,659	0	0	3	6	Average	1960	3331626	Jul-13	\$1,330,000	\$2,079,900
R0001355	4-8 Units	640	3105 ARNETT ST	BOULDER	4	8	2,061	2,061	0	0	4	Average	1969	3358365	Dec-13	\$770,000	\$1,162,900
R0012031	4-8 Units	640	2995 AURORA AVE	BOULDER	4	7	2,449	0	0	0	4	Average	1976	3351821	Nov-13	\$792,882	\$1,206,000
R0007655	4-8 Units	640	1241 BALSAM AVE	BOULDER	6	6	4,524	0	0	0	7	Average	1975	3594623	May-17	\$1,708,000	\$1,708,000
R0006709	4-8 Units	640	3540 BROADWAY	BOULDER	7	7	3,715	1,369	600	0	7	Average	1960	3661203	Jun-18	\$1,166,200	\$1,166,200
R0002107	4-8 Units	640	1719 CANYON BLVD	BOULDER	4	8	2,992	0	0	0	5	Average	1974	3649792	Apr-18	\$1,300,000	\$1,275,000
R0004665	4-8 Units	640	1949 CASCADE AVE	BOULDER	4	4	2,500	0	0	0	3	Average	1962	3663778	Jun-18	\$1,325,000	\$1,325,000
R0006788	4-8 Units	640	1816 GROVE ST	BOULDER	4	6	2,090	0	0	0	0	Average	1990	3601391	Jun-17	\$1,100,000	\$1,090,600
R0006540	4-8 Units	640	2019 GROVE ST	BOULDER	6	12	3,696	1,792	0	0	0	Average	1985	3369792	Feb-14	\$1,200,000	\$1,786,700
R0012313	4-8 Units	640	503 HARVARD LN	BOULDER	4	10	4,354	0	0	0	0	Average	1969	3461016	Jul-15	\$984,400	\$1,286,600
R0071714	4-8 Units	640	3480 HAYDEN PL	BOULDER	0	10	3,168	0	0	0	0	Average	1978	3501461	Feb-16	\$1,315,000	\$1,580,100
R0002269	4-8 Units	640	2500 JUNIPER AVE	BOULDER	4	6	3,124	0	0	1	0	Average	1972	3472581	Sep-15	\$865,000	\$1,112,000
R0004847	4-8 Units	640	1220 LINDEN AVE	BOULDER	4	4	1,369	1,369	0	0	0	Average	1975	3348655	Oct-13	\$679,000	\$1,040,000
R0003372	4-8 Units	640	1418 MAPLETON AVE	BOULDER	5	6	2,704	931	251	0	0	Good	2002	3646163	Mar-18	\$2,425,000	\$2,425,000
R0005064	4-8 Units	640	956 MARINE ST	BOULDER	7	14	6,211	0	0	0	0	Average	1980	3607408	Aug-17	\$3,100,000	\$3,100,000
R0008506	4-8 Units	640	967 MARINE ST	BOULDER	6	7	3,226	632	324	0	0	Good	1985	3646679	Mar-18	\$1,930,000	\$1,930,000
R0005893	4-8 Units	640	1705 MARINE ST	BOULDER	7	18	5,543	1,072	0	0	0	Average	1973	3453090	Jun-15	\$2,300,000	\$3,030,700
R0000150	4-8 Units	640	3542 NOTTINGHAM CT	BOULDER	4	6	3,188	0	490	0	0	Average	1985	3661252	Jun-18	\$1,293,500	\$1,293,500
R0000150	4-8 Units	640	3542 NOTTINGHAM CT	BOULDER	4	6	3,188	0	490	0	0	Average	1985	3596942	Jun-17	\$1,075,000	\$1,075,000
R0005155	4-8 Units	640	645 PEARL ST	BOULDER	6	6	2,048	0	0	0	6	Average	1975	3430995	Feb-15	\$1,345,000	\$1,829,900
R0001537	4-8 Units	640	1004 PORTLAND PL	BOULDER	5	5	2,572	0	0	0	5	Average	1975	3381038	May-14	\$1,070,000	\$1,558,800
R0001123	4-8 Units	640	2211 SPRUCE ST	BOULDER	4	8	3,739	0	0	0	0	Average	1905	3587007	Apr-17	\$1,390,000	\$1,390,000
R0003308	4-8 Units	640	2535 SPRUCE ST	BOULDER	4	8	4,280	0	0	0	0	Average	1989	3471637	Aug-15	\$1,152,000	\$1,493,300
R0037938	4-8 Units	640	1067 SYCAMORE AVE	BOULDER	4	4	4,715	0	0	0	0	Average	1990	3634190	Jan-18	\$1,600,000	\$1,600,000
R0001434	9-29 Units	640	1707 WALNUT ST	BOULDER	26	44	29,932	0	0	40	0	Very Good	2014	3587144	Mar-17	\$15,600,000	\$15,600,000
R0004846	4-8 Units	640	1811 WALNUT ST	BOULDER	4	9	4,464	1,147	0	0	8	Average	1980	3419273	Dec-14	\$1,385,000	\$1,913,900
R0008363	9-29 Units	641	985 16TH ST	BOULDER	11	41	16,888	0	0	0	0	Good	2000	3420594	Dec-14	\$8,576,800	\$11,852,300
R0004976	9-29 Units	641	1707 22ND ST	BOULDER	23	23	9,352	4,676	0	0	0	Average	1995	3615503	Sep-17	\$5,500,000	\$5,500,000
R0105138	9-29 Units	641	3055 29TH ST # 101	BOULDER	16	31	14,439	0	0	0	0	Average	1991	3533379	Jun-16	\$4,673,500	\$5,301,600
R0039489	9-29 Units	641	194 ARTESIAN DR	WINCORPORATE	12	13	4,547	0	0	0	0	Average	1947	3633616	Dec-17	\$1,325,000	\$1,275,000
R0085187	9-29 Units	641	855 BROADWAY	BOULDER	11	36	18,958	0	0	0	9	Good	2000	3634197	Jan-18	\$9,150,000	\$9,150,000
R0008214	9-29 Units	641	1441 BROADWAY	BOULDER	11	11	7,811	682	682	0	0	Average	1970	3455410	Jun-15	\$3,100,000	\$4,084,900
R0069148	9-29 Units	641	1453 BROADWAY	BOULDER	16	16	3,912	1,937	215	0	0	Average	1975	3514936	Apr-16	\$2,800,000	\$3,270,400

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R0006542	9-29 Units	641	1920 CANYON BLVD	BOULDER	12	12	6,960	0	0	0	12	Average	1972	3414949	Nov-14	\$1,920,000	\$2,665,900
R0004389	9-29 Units	641	2200 CANYON BLVD	BOULDER	22	39	16,771	0	0	3	0	Average	1985	3362462	Jan-14	\$4,760,000	\$7,138,100
R0003801	9-29 Units	641	1024 MARINE ST	BOULDER	25	34	18,170	0	0	0	0	Average	1988	3653801	May-18	\$7,000,000	\$7,000,000
R0008697	9-29 Units	641	1204 PLEASANT ST	BOULDER	11	19	6,388	1,208	1,124	0	17	Average	1980	3541325	Aug-16	\$3,900,000	\$4,293,100
R0513004	30+ Units	642	4590 13TH ST	BOULDER	118	142	107,353	0	0	154	0	Good	2003	3623482	Oct-17	\$35,000,000	\$34,950,000
R0513004	30+ Units	642	4590 13TH ST	BOULDER	114	142	107,353	0	0	154	0	Good	2003	3367695	Feb-14	\$26,900,000	\$26,854,200
R0115490	30+ Units	642	1853 26TH ST	BOULDER	83	143	89,143	0	2,257	0	0	Average	1998	3541897	Aug-16	\$25,200,000	\$25,200,000
R0608970	30+ Units	642	930 28TH ST	BOULDER	54	85	76,724	1,978	0	63	0	Good	2007	3644672	Mar-18	\$20,000,000	\$19,978,800
R0003691	30+ Units	642	970 28TH ST	BOULDER	138	246	148,117	0	0	174	0	Good	2014	3585349	Apr-17	\$57,000,000	\$57,288,000
R0509966	30+ Units	642	1925 30TH ST	BOULDER	238	390	259,410	0	0	339	0	Very Good	2010	3394720	Jul-14	\$93,500,000	\$91,120,000
R0100454	30+ Units	642	2850 KALMIA AVE	BOULDER	161	232	100,232	48,923	0	90	0	Average	1992	3406290	Sep-14	\$44,200,000	\$44,054,600
R0512148	30+ Units	642	4545 LAGUNA PL	BOULDER	50	32	65,383	0	0	24	40	Average	1992	3569283	Jan-17	\$15,000,000	\$15,000,000
R0057141	30+ Units	642	6653 LOOKOUT RD	BOULDER	68	81	72,723	0	0	26	0	Average	2013	3631821	Nov-17	\$18,971,000	\$18,971,000
R0000265	30+ Units	642	949 MARINE ST	BOULDER	32	64	23,416	5,494	108	0	31	Average	1990	3477154	Sep-15	\$8,650,000	\$8,650,000
R0008469	30+ Units	642	1155 MARINE ST	BOULDER	92	92	63,066	0	0	0	0	Average	1963	3410829	Oct-14	\$18,350,000	\$18,350,000
R0012657	30+ Units	642	4810 MEREDITH	BOULDER	216	327	126,752	61,715	0	106	0	Good	1991	3492009	Dec-15	\$65,200,000	\$65,093,400
R0015294	30+ Units	642	565 MOHAWK DR	BOULDER	32	64	37,696	0	4,608	0	0	Average	1989	3569296	Jan-17	\$9,150,000	\$9,150,000
R0507796	30+ Units	642	1000 MOORHEAD CIR	BOULDER	0	370	230,384	0	0	99	0	Average	1996	3583626	Mar-17	\$45,700,000	\$45,700,000
R0603129	30+ Units	642	3195 PEARL PKWY	BOULDER	71	113	86,854	0	0	0	0	Good	2014	3600861	Jun-17	\$13,600,000	\$13,600,000
R0047414	4-8 Units	643	345 15TH AVE	LONGMONT	4	8	2,282	2,193	0	0	0	Average	1990	3626274	Nov-17	\$649,300	\$649,300
R0045139	4-8 Units	643	1106 17TH AVE	LONGMONT	4	9	3,250	800	0	0	0	Average	1972	3395145	Jul-14	\$405,000	\$581,300
R0049711	4-8 Units	643	3035 17TH AVE	LONGMONT	8	16	6,912	0	0	0	20	Average	1985	3569044	Jan-17	\$1,350,000	\$1,372,700
R0048153	4-8 Units	643	3043 17TH AVE	LONGMONT	8	16	7,876	0	0	0	12	Average	1988	3516644	May-16	\$1,400,000	\$1,611,700
R0048153	4-8 Units	643	3043 17TH AVE	LONGMONT	8	16	7,876	0	0	0	9	Average	1980	3429449	Feb-15	\$875,000	\$1,190,400
R0042078	4-8 Units	643	1014 17TH AVE	LONGMONT	4	10	3,250	800	0	0	0	Average	1980	3443334	May-15	\$485,000	\$644,300
R0044014	4-8 Units	643	331 21ST AVE	LONGMONT	4	8	3,904	0	1,952	0	0	Average	1985	3393550	Jul-14	\$450,000	\$645,900
R0042460	4-8 Units	643	327 3RD AVE	LONGMONT	6	8	3,360	0	0	0	6	Average	1990	3584584	Feb-17	\$525,000	\$525,000
R0088234	4-8 Units	643	550 3RD ST	NEDERLAND	6	6	1,836	0	0	0	0	Average	1980	3470031	Aug-15	\$480,000	\$602,800
R0088480	4-8 Units	643	230 8TH AVE	LONGMONT	8	24	9,150	0	0	8	0	Average	1983	3357418	Dec-13	\$520,000	\$785,400
R0020885	4-8 Units	643	208 BASELINE RD	LAFAYETTE	5	7	3,157	0	0	0	5	Average	1976	3572728	Jan-17	\$480,000	\$488,100
R0047063	4-8 Units	643	236 BOWEN ST	LONGMONT	4	12	5,831	0	1,259	0	0	Average	1986	3534423	Jul-16	\$969,000	\$1,083,000
R0049315	9-29 Units	643	808 BOWEN ST	LONGMONT	12	24	4,779	4,779	0	0	0	Average	1969	3476024	Sep-15	\$1,130,000	\$1,452,700
R0049316	4-8 Units	643	832 BOWEN ST	LONGMONT	4	7	1,593	1,593	0	0	0	Average	1973	3515020	Apr-16	\$450,000	\$525,600
R0049316	4-8 Units	643	832 BOWEN ST	LONGMONT	4	7	1,593	1,593	0	0	0	Average	1973	3337679	Aug-13	\$297,000	\$461,300
R0043738	4-8 Units	643	1702 CAMBRIDGE DR	LONGMONT	4	6	4,384	0	0	4	7	Average	1995	3328154	Jul-13	\$447,200	\$699,300
R0020712	4-8 Units	643	205 CLEVELAND ST	LAFAYETTE	6	11	3,362	1,000	0	0	0	Average	1931	3542278	Sep-16	\$560,000	\$607,000
R0044237	9-29 Units	643	815 COFFMAN ST	LONGMONT	13	23	10,519	4,931	1,188	0	24	Average	1989	3430696	Feb-15	\$1,410,000	\$1,918,300
R0042504	4-8 Units	643	1315 COFFMAN ST	LONGMONT	4	12	4,132	0	0	0	6	Average	1980	3609218	Aug-17	\$555,000	\$555,000
R0049434	4-8 Units	643	1203 COFFMAN ST	LONGMONT	4	8	3,212	0	0	0	6	Average	1971	3420671	Dec-14	\$427,000	\$590,100
R0048114	4-8 Units	643	1236 COFFMAN ST	LONGMONT	4	8	1,616	1,616	0	0	0	Average	1975	3364488	Jan-14	\$324,500	\$486,600
R0071348	4-8 Units	643	1300 COFFMAN ST	LONGMONT	4	8	1,616	1,616	0	0	0	Average	1975	3377896	Apr-14	\$311,500	\$457,100
R0049371	4-8 Units	643	1302 COFFMAN ST	LONGMONT	4	8	1,616	1,616	0	0	6	Average	1995	3646835	Mar-18	\$805,000	\$800,000
R0049371	4-8 Units	643	1302 COFFMAN ST	LONGMONT	4	8	1,616	1,616	0	0	4	Average	1980	3393536	Jul-14	\$430,000	\$617,200
R0048604	4-8 Units	643	1303 COFFMAN ST	LONGMONT	4	8	3,212	0	0	0	8	Average	1975	3333539	Aug-13	\$310,000	\$481,500
R0049375	4-8 Units	643	1313 COFFMAN ST	LONGMONT	4	8	3,212	0	0	0	8	Average	2000	3637001	Jan-18	\$800,000	\$800,000
R0049454	4-8 Units	643	1323 COFFMAN ST	LONGMONT	4	8	3,212	0	0	0	6	Average	2000	3633724	Dec-17	\$800,000	\$800,000
R0049193	4-8 Units	643	1328 COFFMAN ST	LONGMONT	6	8	3,864	1,932	0	12	0	Average	1973	3605337	Jul-17	\$1,200,000	\$1,190,000
R0048823	4-8 Units	643	1363 COFFMAN ST	LONGMONT	4	8	1,632	1,632	0	0	6	Average	1995	3565990	Dec-16	\$597,500	\$617,600

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R0045773	4-8 Units	643	2000 COLLYER ST	LONGMONT	4	8	4,056	0	0	4	4	Average	1972	3474925	Sep-15	\$535,000	\$687,800
R0049943	4-8 Units	643	2229 COLLYER ST	LONGMONT	8	12	5,576	0	0	0	12	Average	1983	3359405	Dec-13	\$635,000	\$959,000
R0077778	4-8 Units	643	808 DELAWARE AVE	LONGMONT	4	8	3,692	0	0	4	6	Average	1982	3639230	Feb-18	\$643,000	\$643,000
R0049974	4-8 Units	643	2223 DEXTER DR	LONGMONT	4	8	1,938	1,938	0	0	6	Average	1972	3580635	Mar-17	\$625,000	\$625,000
R0049974	4-8 Units	643	2223 DEXTER DR	LONGMONT	4	8	1,938	1,938	0	0	0	Average	1972	3473454	Sep-15	\$470,000	\$604,200
R0043675	4-8 Units	643	303 EMERY DR	LONGMONT	4	8	4,000	0	0	0	8	Average	1995	3589866	Apr-17	\$649,000	\$649,000
R0043675	4-8 Units	643	303 EMERY DR	LONGMONT	4	8	4,000	0	0	0	8	Average	1988	3398950	Aug-14	\$493,800	\$703,500
R0043675	4-8 Units	643	303 EMERY DR	LONGMONT	4	8	4,000	0	0	0	8	Average	1988	3336049	Aug-13	\$420,000	\$652,300
R0041301	4-8 Units	643	1803 EMERY ST	LONGMONT	4	8	1,584	1,584	0	0	4	Average	1985	3604555	Jul-17	\$625,000	\$625,000
R0041301	4-8 Units	643	1803 EMERY ST	LONGMONT	4	8	1,584	1,584	0	0	0	Average	1961	3331903	Jul-13	\$352,500	\$551,200
R0044078	4-8 Units	643	2027 ESTES LN	LONGMONT	4	7	3,696	0	0	0	0	Average	1972	3449021	May-15	\$440,600	\$585,300
R0040996	4-8 Units	643	2032 ESTES LN	LONGMONT	4	8	1,560	1,600	40	0	8	Average	1982	3340479	Sep-13	\$317,000	\$488,900
R0047604	4-8 Units	643	2052 ESTES LN	LONGMONT	4	10	4,531	0	0	0	0	Average	1978	3620465	Oct-17	\$685,000	\$685,000
R0077750	4-8 Units	643	2056 ESTES LN	LONGMONT	4	10	4,531	0	0	0	0	Average	1978	3628541	Nov-17	\$685,000	\$685,000
R0020634	4-8 Units	643	802 EXCALIBUR ST	LAFAYETTE	4	8	3,920	0	0	0	9	Average	1972	3641567	Feb-18	\$619,000	\$619,000
R0020635	4-8 Units	643	804 EXCALIBUR ST	LAFAYETTE	4	8	3,920	0	0	0	8	Average	1976	3641564	Feb-18	\$619,000	\$619,000
R0020632	4-8 Units	643	900 EXCALIBUR ST	LAFAYETTE	4	8	3,920	0	0	0	10	Average	1972	3641571	Feb-18	\$619,000	\$619,000
R0020633	4-8 Units	643	902 EXCALIBUR ST	LAFAYETTE	4	8	3,920	0	0	0	10	Average	1972	3645098	Feb-18	\$619,000	\$619,000
R0021098	4-8 Units	643	904 EXCALIBUR ST	LAFAYETTE	4	8	3,920	0	0	0	0	Average	1972	3641557	Feb-18	\$619,000	\$619,000
R0045188	4-8 Units	643	1221 FRANCIS ST	LONGMONT	6	13	4,505	2,805	0	2	0	Average	1966	3338989	Aug-13	\$499,990	\$776,500
R0044378	4-8 Units	643	237 GAY ST	LONGMONT	5	10	4,034	1,296	0	0	0	Average	2002	3353545	Nov-13	\$618,500	\$940,700
R0020430	4-8 Units	643	722 GENESEO ST	LAFAYETTE	4	8	2,475	1,200	0	0	0	Average	1972	3333285	Jul-13	\$307,100	\$480,200
R0062274	4-8 Units	643	1612 GREEN PL	LONGMONT	4	11	3,378	2,872	0	0	8	Average	1985	3621467	Oct-17	\$775,000	\$775,000
R0062274	4-8 Units	643	1612 GREEN PL	LONGMONT	4	11	3,378	2,872	0	0	0	Average	1982	3381434	May-14	\$525,000	\$764,800
R0099076	4-8 Units	643	181 JEFFERSON ST	NEDERLAND	5	10	3,600	0	0	0	0	Average	1985	3350296	Oct-13	\$460,000	\$704,600
R0080853	4-8 Units	643	410 KENSINGTON ST	LONGMONT	4	4	4,416	0	0	0	0	Average	1975	3614028	Sep-17	\$540,000	\$540,000
R0042657	4-8 Units	643	1631 KIMBARK ST	LONGMONT	8	8	2,310	2,310	0	0	8	Average	1971	3554581	Nov-16	\$765,000	\$803,600
R0900023	4-8 Units	643	235 LAUREL ST	BROOMFIELD	7	8	5,544	0	0	0	0	Average	1962	BRM0001	Mar-14	\$570,000	\$570,000
R0080304	4-8 Units	643	208 LONGS PEAK AVE	LONGMONT	4	8	4,420	0	0	0	0	Average	1984	3493482	Dec-15	\$549,000	\$678,100
R0080305	9-29 Units	643	212 LONGS PEAK AVE	LONGMONT	12	16	8,620	4,250	0	8	16	Average	1981	3436468	Mar-15	\$1,100,000	\$1,484,800
R0077747	4-8 Units	643	202 LONGS PEAK DR	LONGMONT	4	8	4,420	0	0	0	5	Average	1985	3493447	Dec-15	\$554,000	\$684,300
R0043622	4-8 Units	643	240 MAIN ST	LONGMONT	8	12	5,740	0	2,870	0	0	Average	1950	3575446	Feb-17	\$1,082,000	\$1,082,000
R0046860	4-8 Units	643	2029 MEADOW DR	LONGMONT	6	18	6,480	1,296	1,944	0	0	Average	1986	3656253	May-18	\$990,000	\$990,000
R0044780	4-8 Units	643	2046 MEADOW DR	LONGMONT	4	8	2,211	2,211	0	0	0	Average	1978	3560694	Nov-16	\$559,000	\$587,200
R0043389	4-8 Units	643	1751 MEADOW ST	LONGMONT	4	8	1,638	1,638	0	0	8	Average	1990	3375918	Apr-14	\$475,000	\$697,100
R0071706	4-8 Units	643	1120 MOUNTAIN VIEW AVE	LONGMONT	7	21	8,840	4,420	0	0	0	Average	1980	3357422	Dec-13	\$499,000	\$753,600
R0041219	4-8 Units	643	335 PRATT ST	LONGMONT	4	4	2,719	0	360	4	4	Average	1927	3607289	Aug-17	\$590,000	\$590,000
R0020253	4-8 Units	643	875 SIR GALAHAD DR	LAFAYETTE	4	8	3,472	0	0	0	6	Average	1972	3482363	Oct-15	\$340,000	\$431,400
R0021378	4-8 Units	643	975 SIR GALAHAD DR	LAFAYETTE	4	8	3,472	0	0	0	8	Average	1979	3649743	Apr-18	\$619,000	\$619,000
R0020406	4-8 Units	643	1000 SIR GALAHAD DR	LAFAYETTE	4	8	3,472	0	0	0	6	Average	1972	3628372	Nov-17	\$619,000	\$619,000
R0020631	4-8 Units	643	1125 SIR GALAHAD DR	LAFAYETTE	4	8	3,472	0	0	0	0	Average	1985	3495138	Jan-16	\$575,000	\$700,600
R0041108	4-8 Units	643	1401 STUART ST	LONGMONT	4	12	5,159	0	2,240	0	0	Average	1997	3632780	Dec-17	\$750,000	\$750,000
R0047718	4-8 Units	643	1338 SUMNER ST	LONGMONT	4	8	1,774	1,758	0	0	8	Average	1984	3575123	Mar-16	\$450,000	\$533,200
R0045152	9-29 Units	643	513 TERRY ST	LONGMONT	18	26	13,957	0	3,504	0	22	Average	2000	3610488	Aug-17	\$3,200,000	\$3,200,000
R0045152	9-29 Units	643	513 TERRY ST	LONGMONT	18	26	13,957	0	3,504	0	0	Average	1926	3541218	Aug-16	\$2,150,000	\$2,366,700
R0068544	4-8 Units	643	1329 VIVIAN ST	LONGMONT	4	8	3,814	0	0	0	6	Average	1970	3614889	Sep-17	\$586,800	\$586,800
R0045942	4-8 Units	643	1336 VIVIAN ST	LONGMONT	4	8	1,961	1,929	0	0	6	Average	1975	3599539	Jun-17	\$602,000	\$602,000
R0045500	4-8 Units	643	1909 WARREN AVE	LONGMONT	4	8	1,590	1,590	0	0	4	Average	1990	3659167	Jun-18	\$768,000	\$768,000

2019 Apartment Building Comparable Sales

Account Number	Class	Market Area	Property Address	City	Total Units	Total Bdrms	Above Grade SF	Bsmt Fin SF	Bsmt Unfin SF	Garage Spaces	Uncoverd Pkg Spc	Quality	Eff Yr Blt	Reception No	Sale Date	Sale Price	Time Adj Sale Price
R0075927	4-8 Units	643	2330 WEDGEWOOD AVE	LONGMONT	4	8	3,517	0	0	4	4	Average	1978	3477358	Sep-15	\$485,000	\$623,500
R0080706	4-8 Units	643	2330 WEDGEWOOD AVE	LONGMONT	4	8	3,646	0	868	4	4	Average	1985	3432568	Mar-15	\$478,200	\$645,500
R0040278	30+ Units	644	321 14TH PL	LONGMONT	36	50	24,624	0	0	0	70	Average	1978	3492271	Dec-15	\$2,200,000	\$2,717,400
R0069075	30+ Units	644	321 14TH PL	LONGMONT	36	50	24,624	0	0	0	70	Average	1985	3614100	Sep-17	\$4,100,000	\$4,100,000
R0045223	9-29 Units	644	1050 17TH AVE	LONGMONT	22	36	7,798	7,959	0	0	26	Average	1973	3356638	Dec-13	\$1,360,000	\$2,054,000
R0046486	9-29 Units	644	537 BROSS ST	LONGMONT	10	10	6,273	0	898	0	0	Good	1977	3648530	Apr-18	\$1,500,000	\$1,500,000
R0055851	9-29 Units	644	303 COFFMAN ST	LONGMONT	12	43	13,006	3,184	0	0	0	Good	1902	3602555	Jul-17	\$1,430,000	\$1,430,000
R0042953	9-29 Units	644	1419 COFFMAN ST	LONGMONT	20	30	6,372	6,372	0	0	0	Average	1973	3395854	Aug-14	\$1,333,076	\$1,899,200
R0049968	9-29 Units	644	2154 DEXTER DR	LONGMONT	16	37	10,596	3,532	0	0	40	Average	1978	3373682	Apr-14	\$1,050,000	\$1,540,900
R0045061	9-29 Units	644	1440 EMERY ST	LONGMONT	12	14	3,636	3,636	0	0	12	Average	1976	3350541	Oct-13	\$689,000	\$1,055,300
R0042620	9-29 Units	644	1441 EMERY ST	LONGMONT	12	24	9,794	0	3,372	0	24	Average	1976	3660037	Jun-18	\$1,535,000	\$1,535,000
R0043319	9-29 Units	644	26 EMERY WAY	LONGMONT	24	50	10,869	10,821	0	0	0	Average	1975	3615512	Sep-17	\$3,300,000	\$3,300,000
R0088214	9-29 Units	644	1244 HUNTER CT	LONGMONT	27	42	23,388	0	0	0	37	Average	1998	3578667	Mar-17	\$2,850,000	\$2,850,000
R0088214	9-29 Units	644	1244 HUNTER CT	LONGMONT	27	42	23,388	0	0	0	0	Average	1998	3371649	Mar-14	\$2,000,000	\$2,956,400
R0042506	9-29 Units	644	1013 MAIN ST	LONGMONT	22	22	6,248	0	0	0	0	Average	1982	3550807	Oct-16	\$1,495,000	\$1,595,500
R0042506	9-29 Units	644	1013 MAIN ST	LONGMONT	22	22	6,248	0	0	0	0	Average	1979	3480158	Oct-15	\$1,115,000	\$1,414,700
R0040493	9-29 Units	644	1944 MEADOW DR	LONGMONT	17	21	5,036	5,138	0	0	17	Average	1984	3403850	Sep-14	\$1,183,000	\$1,672,800
R0039993	30+ Units	644	2035 MEADOW DR	LONGMONT	33	43	17,316	8,428	0	0	44	Average	1977	3443191	Apr-15	\$2,420,000	\$3,240,600
R0043588	9-29 Units	644	1829 WARREN AVE	LONGMONT	23	37	18,180	0	0	0	40	Average	1972	3402356	Sep-14	\$1,310,000	\$1,852,300
R0043589	9-29 Units	644	1903 WARREN AVE	LONGMONT	10	15	8,274	0	0	0	0	Average	1980	3661621	Jun-18	\$1,323,000	\$1,303,800
R0086988	30+ Units	645	550 111TH ST	LAFAYETTE	30	80	32,892	0	0	0	0	Average	1983	3462754	Jul-15	\$5,055,000	\$5,055,000
R0044873	30+ Units	645	2201 14TH AVE	LONGMONT	100	195	71,612	36,404	0	0	0	Average	1989	3652548	Apr-18	\$15,000,000	\$15,000,000
R0030826	30+ Units	645	1995 COALTON RD	SUPERIOR	1208	1914	1,283,721	27,794	0	1206	1108	Average	1998	3441006	Apr-15	\$255000000	\$255000000
R0101042	30+ Units	645	599 EXCALIBUR ST	LAFAYETTE	160	322	147,899	0	0	0	231	Average	1996	3401034	Aug-14	\$25,150,000	\$25,150,000
R0042927	30+ Units	645	1200 KIMBARK ST	LONGMONT	48	138	48,534	0	1,612	0	72	Average	1995	3417807	Dec-14	\$3,400,000	\$3,320,000
R0103879	30+ Units	645	3206 LAKE PARK WAY	LONGMONT	210	378	181,462	0	846	0	0	Good	1986	3413384	Oct-14	\$30,550,000	\$30,366,000
R0605713	30+ Units	645	660 OLD LARAMIE TRL	LAFAYETTE	67	87	57,068	0	0	0	0	Good	2015	3631233	Dec-17	\$20,664,900	\$20,664,900
R0601125	30+ Units	645	705 SOUTH LAFAYETTE DR	LAFAYETTE	240	360	217,874	0	0	240	0	Good	2014	3639624	Jan-18	\$60,250,000	\$60,250,000
R0512144	30+ Units	645	2526 SUNSET DR	LONGMONT	360	564	189,156	93,520	0	0	0	Good	1986	3413460	Oct-14	\$51,000,000	\$50,724,000