

Master-planned Stapleton:

With Eastern Seaboard architecture buyers love, Parkwood Homes creates a garden streetscape in Stapleton's new Wicker Park



On The HOME FRONT
Mark Samuelson

buyers, many already living in Stapleton, who were invited into those homes and wanted it for themselves.

Now that kismet is working again. Last year, planners at Parkwood and at Forest City happened to tour the same 19th century neighborhood in Louisville, Kentucky, where early American homes line a 'walking court' green. Forest City is now re-creating that setting for Parkwood as Boston Street Gardens at Stapleton, a village lining a landscaped pedestrian walkway. The location lies within Stapleton's newest neighborhood – Wicker Park, near Conservatory Green and Willow Park East, close to Northfield High and vast Rocky Mountain Arsenal Wildlife Refuge, as well as to The Shops at Northfield Stapleton and a host of restaurants arriving along Northfield Boulevard.

Today you can tour Parkwood's handsome models in Conservatory Green (single family designs from the low \$600s, lavish townhomes from the low \$500s); and if you like what you see, you can pick your own setting in Boston Street Gardens. Both single-family designs and townhomes show the steep-pitched roofs and gabled exteriors, matched to Parkwood's elegant interior finishes: 10-foot ceilings, rich-looking main level wood floors,



Artist's conception of Parkwood Homes' new Boston Street Garden at Stapleton.

smooth walls, granite tops, 3-piece crown molding, and optional window walls that can be thrown wide open to create an indoor-outdoor living experience.

Parkwood has made lots of friends out West for another reason: It's provide unusually accommodating in working buyers' own preferences into their finished homes. "Every Parkwood buyer gets to sit down with our designer and truly customize the interior floorplan to fit the way their

family lives," says Parkwood Vice President Logan Wilcox. As an example, one had Parkwood create a custom garage extension with extra-reinforced roof trusses to create a cross-fit gym with a climbing wall, and ordered added finished space out over the garage.

Parkwood's and other new neighborhoods in Stapleton are close to the new Commuter Rail station opening next week, linking Stapleton to Union Station and DIA. To reach Parkwood's model homes

and others in Conservatory Green, head east on MLK from Quebec to Central Park Blvd, then north 1.5 mile on Central Park to Northfield Blvd, turn left a half mile to Uinta, then head north (to E. 50th Avenue for Parkwood).

Mark Samuelson writes on real estate and business; you can email him at mark@samuelsonassoc.com. You can see all of Mark Samuelson's columns online at DenverPostHomes.com. Follow Mark Samuelson on Twitter: @marksamuelson

IF YOU GO...

WHERE: Parkwood Homes at Stapleton, now pre-selling Boston Street Gardens, single-family homes & spacious townhomes in traditional architecture on a garden-like pedestrian commons. Models on view in Conservatory Green. 8056 East 50th Ave., Denver; from Quebec in Stapleton take MLK east 0.7 mi. to Central Park Blvd., north 1 1/2 mi. to Northfield Blvd., left 1/2 mi. to Uinta, north 3 blks to 50th, turn left

PRICE: From the \$500s, single-family homes from \$600s
WHEN: Today, noon until 6 p.m.
PHONE: 303-320-4938
WEB: StapletonDenver.com

LIV Sotheby's International Realty analyzes Quarter 1 Micro Markets, signs of continued growth in Colorado Real Estate

LIV Sotheby's International Realty released a Quarter 1 (January through March) Micro Market Report indicating that the Colorado real estate market demonstrated continued growth in 2016. The Micro Market Report (MMR) compares 2016 Quarter 1 statistics, to that of 2015, for single family homes and attached dwellings.

"In the first quarter of 2016, Colorado is enjoying a continued strong real estate market," said LIV Sotheby's International Realty president, Scott Webber. "The economic rules of supply and demand play an important role in understanding our current real estate market. Simply stated, the lower supply of inventory combined with a high buyer demand to purchase is creating a market where values will continue to increase."

LIV Sotheby's International Realty compiles Micro Market Reports for the residential areas the brokerage services, which includes 12 office locations in Denver metro, including Castle Pines, Cherry Creek, Denver Tech Center, Downtown Denver, Evergreen and Boulder and the resort communities of Breckenridge, Vail, and Beaver Creek.

In Denver metro, the average price of single family homes and condos combined rose 9.9 percent, resulting in an average price of \$379,138. In the city of Denver, the average price of single family homes and condos rose 11 percent, resulting in an average price of \$411,229.

Inventory has decreased slightly, and the number of new listings coming on the market is down 0.7 percent in Denver metro and up 2 percent in the City of Denver. Meanwhile, the number of listings sold have increased only 2.9 percent and 2.1 percent respectively.

Across the board, days on market rose 2 percent, (now 41



days on average), and the sales price to list price ratio held at 98.8 percent, a 0.2 percent decrease over 2015 throughout the Denver metro area. This statistic is evidence of continued competitive, and steady conditions in the marketplace.

Highlights from the 2016 Q1 report indicates that Denver city's average price reached \$411,229 – up 11.0 percent, Downtown's average price is \$523,498 – up 16.3 percent, Park Hill's average price is \$635,864 – up 15.2 percent, Castle Pines Village average price is \$988,873 – up 14.7 percent, and Cherry Creek North's average price is \$1,238,349 – up 39.0 percent.

The Boulder Area MMR indicates that the average sales price of single family and attached dwellings combined rose 11.2 percent, resulting in an average price of \$547,126.

New listings are down, and at only 1,176 properties listed in the first quarter, inventory is at its lowest point in several years. The lack of inventory has had a negative effect on the number of sales, which is down 17.2 percent to 739 in the first quarter of 2016. Other stats reflect a strong seller's market: less time on the market

(now averaging 43 days), and a higher sell price/list price ratio (now averaging just over 100 percent). Many properties sell after receiving multiple bids, and buyers are left with little room to negotiate. Some would-be sellers are postponing the decision to list, fearing that they won't find a suitable replacement property.

The hottest neighborhoods in terms of dollars per square foot are located in the core of Boulder – the Historic District, Downtown, and University Hill. These are also the areas with the most pronounced disparity of available listings compared to the demand. At the core of this imbalance is the local economy, which provides about 100,000 jobs in Boulder proper – a number roughly equal to the entire population of the city! Currently, about 60,000 of those people commute daily into Boulder. As prices continue to rise rapidly, both affordability and overall mobility of the marketplace suffers.

LIV Sotheby's International Realty compiles monthly, quarterly and year-end reports to help consumers make better real estate decisions, whether purchasing or selling a home.



Reports can be accessed as ColoradoMarketReports.com. For more information, contact Brittany Havard, public relations manager, LIV Sotheby's International Realty at 303-486-3738. To service all of your real estate needs visit LIVSothebysRealty.com

LIV Sotheby's International Realty, the exclusive Board of Regent for the Who's Who in Luxury Real Estate, has 12 office locations in the Denver Metro and surrounding areas, including Boulder, Castle Pines Village, Cherry Creek, Clayton Street, Denver Tech Center, Downtown Denver, Evergreen

and the resort communities of Breckenridge and the Vail Valley. For more information, call 303-893-3200. To service all of your real estate needs visit LIVSothebysRealty.com.

Pictured: Signs of Continued Growth in Colorado Real Estate. 7875 Fairfax Court, Centennial CO. Listed by LIV Sotheby's International Realty for \$895,000.