

2025 Multi-Family Sales: Complexes and Small Income Properties

2025 Study Period Sales: July 01, 2022 - June 30, 2024

Model / Neighborhood	Complex / Address	Year Built	Units	Sale Date	Sale Price	Price/Unit
A01	Amber Creek	2022	102	2023-03-31	\$48,625,000	\$476,716
A01	Avere on the Highline	2022	56	2023-10-10	\$32,000,000	\$571,429
A01	Cottonwood Hallow	2022	86	2023-09-11	\$40,554,200	\$471,560
A01	Dayton Station	2020	63	2021-04-28	\$33,500,000	\$531,746
A01	Villas at Prairie Center	2019	136	2021-12-15	\$63,100,000	\$463,971
A01	Willow Point	2016	117	2021-12-21	\$69,000,000	\$589,744
A01	Point at Biscay, The	2019	96	2020-10-22	\$37,500,000	\$390,625
A10	Heights at Interlocken	2013	343	2022-10-21	\$142,500,000	\$415,452
A10	Lyra	2022	215	2022-10-04	\$95,000,000	\$441,860
A10	Vue West	2021	310	2023-02-28	\$123,500,000	\$398,387
A10	Wright, The	2022	203	2023-08-10	\$78,500,000	\$386,700
A10	Maple Leaf	2013	71	2022-11-16	\$26,850,000	\$378,169
A10	The Parc at Greenwood Village	2014	248	2021-06-29	\$98,500,000	\$397,177
A10	Greenwood Plaza	1997	266	2022-06-09	\$108,000,000	\$406,015
A10	Links at Legacy Ridge	1999	232	2022-06-30	\$94,000,000	\$405,172
A15	Broadstone Wren	2022	250	2023-04-21	\$90,500,000	\$362,000
A15	Wright, The	2022	203	2023-08-10	\$78,500,000	\$386,700
A15	Griffis at Fiddler's Green	2015	304	2022-09-28	\$115,000,000	\$378,289
A15	Arbour Commons	2014	394	2022-09-19	\$150,000,000	\$380,711
A15	Maple Leaf	2013	71	2022-11-16	\$26,850,000	\$378,169
A20	Ridge at Castle Rock	2019	204	2023-04-13	\$67,150,000	\$329,167
A20	Arabelle Lincoln Station	2019	232	2023-08-16	\$80,086,000	\$345,198
A20	Prospector Modern, The	2022	238	2024-02-07	\$75,000,000	\$315,126
A20	Flats at Inverness	2008	309	2023-07-06	\$111,100,000	\$359,547
A20	Ascent	1994	168	2022-10-27	\$58,100,000	\$345,833
A30	Ascent	1994	168	2022-10-27	\$58,100,000	\$345,833
A30	Village at Thorncreek	2022	283	2023-03-23	\$88,140,900	\$311,452
A30	4400 Syracuse	2021	316	2023-10-25	\$95,250,000	\$301,424

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A30	Meridian at Lakewood	1969	96	2023-03-06	\$27,000,000	\$281,250
A30	Summit Riverside	1986	248	2022-07-07	\$78,500,000	\$316,532
A30	Lime	1962	50	2022-09-30	\$15,050,000	\$301,000
A40	Belmar Villas	1970	318	2024-02-14	\$74,300,000	\$233,648
A40	Parkside	1984	130	2022-07-14	\$38,000,000	\$292,308
A40	Miramar	1980	233	2022-09-13	\$66,000,000	\$283,262
A40	Arvada Flats	1972	51	2023-09-07	\$14,350,000	\$281,373
A40	Meridian at Lakewood	1969	96	2023-03-06	\$27,000,000	\$281,250
A50	Hearthstone-City Center	1984	360	2024-03-12	\$74,000,000	\$205,556
A50	Belmar Villas	1970	318	2024-02-14	\$74,300,000	\$233,648
A50	Horizon East	1985	192	2022-10-27	\$47,350,000	\$246,615
A50	Parkside	1984	130	2022-07-14	\$38,000,000	\$292,308
A50	Miramar	1980	233	2022-09-13	\$66,000,000	\$283,262
A60	Foothills Green	1997	72	2023-03-15	\$9,100,000	\$126,389
A60	Windsor Court	1973	143	2022-11-28	\$29,300,000	\$204,895
A60	Belmar Groves	1972	118	2023-07-31	\$27,000,000	\$228,814
A60	Hilltop View	1984	224	2022-08-30	\$47,415,000	\$211,674
A60	Shadow Tree	1972	113	2022-11-17	\$18,000,000	\$159,292
A60	Parkview Village West	1972	54	2022-07-01	\$6,850,000	\$126,852
A70	Woodlawn Apartments	1958	24	2023-03-31	\$3,840,000	\$160,000
A70	Sands Apartments	1959	18	2024-06-12	\$3,100,000	\$172,222
A70	72 W Ida Ave	1962	14	2023-01-27	\$2,200,000	\$157,143
A70	Cherokee Manor Apartments	1962	17	2024-06-26	\$2,745,000	\$161,471
A70	Nicole Apartments	1971	20	2022-11-21	\$4,160,000	\$208,000
A70	Park Ridge	1971	26	2022-07-06	\$6,800,000	\$261,538
A70	Shirley Ann Apartments	1972	19	2023-11-13	\$3,000,000	\$157,895
A70	Fox Street Apartments	1972	45	2023-01-05	\$7,950,000	\$176,667
A70	Reyn Rock Plaza Senior Housing	1980	33	2023-10-13	\$7,200,000	\$218,182
A70	Bryant Gardens	1982	31	2023-08-07	\$5,825,000	\$187,903
A70	Pinon Manor Apartments	1985	33	2024-01-05	\$6,430,000	\$194,848

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A70	3495 S Carr St	2020	12	2022-10-25	\$4,950,000	\$412,500
A70	The Ridge at 285	2020	12	2024-01-31	\$5,279,000	\$439,917
A70	3495 S Carr St	2020	12	2023-04-28	\$5,400,000	\$450,000
A70	1091 Carr St	2020	19	2023-04-10	\$6,775,000	\$356,579
A70	Downing St Lofts	2021	28	2022-12-06	\$16,400,000	\$585,714
A70	Vance Street Lofts	2022	24	2023-07-27	\$7,500,000	\$312,500
A70	Dry Gulch Commons Apartments	2022	24	2023-08-01	\$8,500,000	\$354,167
A80	3291 S Pearl St	1920	3	2022-11-18	\$970,000	\$323,333
A80	3234 s Pearl Street	1928	2	2023-08-14	\$790,000	\$395,000
A80	2900 S Cherokee St	1934	2	2024-02-15	\$665,000	\$332,500
A80	1690 Swadley St	1922	8	2024-03-18	\$1,375,000	\$171,875
A80	5509 Mississippi	1928	5	2023-05-30	\$730,000	\$146,000
A80	6080 S Prince St	1956	2	2023-11-02	\$727,000	\$363,500
A80	2901 S Delaware	1956	2	2023-02-17	\$650,000	\$325,000
A80	1125 Clinton	1957	2	2023-12-11	\$630,000	\$315,000
A80	789 Emoria	1958	2	2022-08-03	\$510,000	\$255,000
A80	1211 Akron St	1960	2	2023-02-13	\$445,600	\$222,800
A80	3525 S Bannock St	1948	6	2023-10-09	\$1,458,000	\$243,000
A80	1695 Sheridan Blvd	1949	6	2022-07-19	\$1,200,000	\$200,000
A80	3441 S Sherman St	1950	4	2024-02-26	\$825,000	\$206,250
A80	3839 Reed St	1950	7	2023-04-17	\$875,000	\$125,000
A80	8300 W 14th Ave	1951	6	2024-04-23	\$1,140,000	\$190,000
A80	4382-4386 S Fox St	1953	4	2024-02-23	\$979,000	\$244,750
A80	1430-1436 Joliet St	1953	4	2022-08-11	\$790,000	\$197,500
A80	3458 S Lincoln St	1954	7	2024-03-05	\$1,195,000	\$170,714
A80	11660 W 16th Ave	1954	6	2023-04-28	\$1,100,000	\$183,333
A80	6720 W 37th Pl	1957	6	2023-04-17	\$1,150,000	\$191,667
A80	1435 Kingston St	1958	8	2023-04-07	\$1,650,000	\$206,250
A80	8615 W 54th Pl	1959	4	2024-02-29	\$935,000	\$233,750
A80	2561-2575 Jellison St	1959	8	2024-02-26	\$1,575,000	\$196,875

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A80	7705 W 61st Ave	1959	4	2023-12-22	\$970,000	\$242,500
A80	1725 Fenton St	1959	8	2022-08-17	\$2,075,000	\$259,375
A80	801 W Prentice Ave	1960	8	2023-05-23	\$1,395,000	\$174,375
A80	6650-6658 W 46th Pl	1960	5	2024-03-19	\$1,100,000	\$220,000
A80	10500 W 8th Ave	1960	8	2023-11-30	\$1,350,000	\$168,750
A80	10271 W 59th Ave	1960	4	2022-07-15	\$1,250,000	\$312,500
A80	783 W Crestline Ave	1961	2	2023-01-05	\$786,500	\$393,250
A80	2101 W Harvard	1987	2	2022-08-31	\$830,000	\$415,000
A80	5985 Yukon St	1961	6	2024-03-27	\$1,190,000	\$198,333
A80	730 Miller Ct	1961	4	2023-08-25	\$1,005,000	\$251,250
A80	1961 Upham St	1961	7	2022-08-08	\$1,450,000	\$207,143
A80	10702-10728 E 4th Way	1962	4	2023-05-02	\$1,025,000	\$256,250
A80	512 Maple St	1962	6	2023-04-28	\$1,675,000	\$279,167
A80	4592 Everett Ct	1962	6	2022-09-27	\$1,600,000	\$266,667
A80	6792 W 51st Ave	1971	4	2024-01-29	\$820,000	\$205,000
A80	10311 & 10312 W 12th Pl	1971	8	2024-01-24	\$1,575,000	\$196,875
A80	329 N Columbine St	1972	4	2023-06-09	\$1,265,000	\$316,250
A80	18244 W 3rd Pl	1972	4	2023-01-20	\$935,000	\$233,750
A80	6034-6042 S Prince St	1973	4	2023-10-03	\$1,363,120	\$340,780
A80	591 W Prentice Ave	1973	8	2023-08-01	\$1,200,000	\$150,000
A80	5359 S Elati St	1973	8	2022-10-31	\$1,410,000	\$176,250
A80	9436 W 57th Ave	1973	4	2023-12-01	\$840,000	\$210,000
A80	18221 W 3rd Pl	1974	8	2023-12-18	\$1,150,000	\$143,750
A80	983 Xenon Ct	1975	2	2023-06-09	\$948,000	\$474,000
A80	6197 Webster St	1983	4	2022-11-10	\$1,740,000	\$435,000
A80	861 S Uravan St	1985	4	2023-06-07	\$1,070,000	\$267,500
A80	892 S Uravan Ct	1985	4	2022-12-20	\$1,100,000	\$275,000
A80	8447 W Dakota Ave	1985	8	2023-09-20	\$2,100,000	\$262,500
A80	6 Cantril A	2022	1	2022-07-19	\$612,500	\$612,500
A80	6 Cantril B	2022	1	2022-07-19	\$612,500	\$612,500

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A80	1600 Jay St	2004	4	2024-01-29	\$1,087,500	\$271,875
A80	1625 Harlan St	2019	6	2022-10-10	\$4,390,000	\$731,667
A80	5315-5329 Canyon View Dr	2020	4	2022-12-23	\$1,900,000	\$475,000