
MILE HI VALUATIONS

1234 Your House Property Valuation

Recommended Range: \$490,000 – \$510,000

[Comparative Market Analysis](#) | [MLS Comp Detail](#) | [Property Map](#) | [3-Year Market Trend](#)

Effective Date: May 18, 2026

Features		Subject	Sales #1		Sales #2		Sales #3		Sales #4		
Address		1234 Your House		1285 Roslyn Street		1422 N Quebec Street		1164 Roslyn Street		1225 Roslyn Street	
Buyer Financing		N/A		Conventional		Conventional		Conventional		Cash	
Status		N/A		Closed		Closed		Closed		Closed	
Original List Price		\$ 549,900.00		\$ 500,000.00		\$ 500,000.00		\$ 525,000.00		\$ 450,000.00	
Current Price		\$ 500,000.00		\$ 500,000.00		\$ 490,000.00		\$ 490,000.00		\$ 450,000.00	
Close Price		\$ 500,000.00		\$ 500,000.00		\$ 490,000.00		\$ 490,000.00		\$ 450,000.00	
Listing Contract Date		N/A		Friday, October 31, 2025		Thursday, January 22, 2026		Friday, February 20, 2026		Thursday, April 9, 2026	
Purchase Contract Date		N/A		Monday, January 12, 2026		Monday, February 16, 2026		Sunday, April 12, 2026		Thursday, April 9, 2026	
Close Date		N/A		Thursday, February 19, 2026		Friday, March 20, 2026		Wednesday, May 13, 2026		Wednesday, April 22, 2026	
DOM		N/A		73		25		51		0	
Value Adjusted		Description		Description (+)(-) Adjustment		Description (+)(-) Adjustment		Description (+)(-) Adjustment		Description (+)(-) Adjustment	
Style		Ranch		Ranch		Ranch		Ranch		Ranch	
Lot Size Sq Ft		8450		6500 \$ 15,000.00		6500 \$ 15,000.00		6250 \$ 15,000.00		6500 \$ 15,000.00	
Year Built		1953		1941		1928		1942		1945	
Above Grade Finished Area		1365		1236 \$ 9,675.00		1076 \$ 21,675.00		942 \$ 31,725.00		1255 \$ 8,250.00	
Below Grade (SqFt) Total		0		0		484 \$ (14,520.00)		560 \$ (16,800.00)		0	
Below Grade Finished Sq Ft		0		0		411 \$ (16,440.00)		560 \$ (22,400.00)		0	
Bedrooms Total		3		3		2 \$ 10,000.00		3		3	
Bathrooms Full		2		2		1 \$ 7,500.00		1 \$ 7,500.00		1 \$ 7,500.00	
Bathrooms Half		0		0		1 \$ (3,750.00)		1 \$ (3,750.00)		1 \$ (3,750.00)	
Carport Spaces		0		0		0		0		1	
Garage Spaces		1		4 \$ (15,000.00)		2 \$ (5,000.00)		1 \$ -		0 \$ 5,000.00	
Condition		Updated (last 10 yrs)		Newly remodeled \$ (5,000.00)		Newly remodeled \$ (5,000.00)		Updated/refinished \$ -		Updated kit/bath \$ -	
Interior Upgraded Features		Travertine, modern K, mini-splits, solar		Modern open-concept remodel \$ -		Newly remodeled, brick \$ (5,000.00)		Refinished floors, new paint/roof \$ -		New cabinets/quartz, refinished HW \$ -	
Views		Residential		Residential		Residential		Residential		Residential	
Location		Kensington / Denison Park		Kensington \$ -		Montclair \$ -		Montclair \$ -		Kensington \$ -	
Outdoor Space		Xeric garden + custom outdoor kitchen		Standard yard \$ -		Garden, private yard \$ -		Landscaped, private yard \$ -		Private yard, rain gutters \$ -	
Quality		Good		Good		Good		Good		Good	
Seller Paid Concessions						\$10,800 concessions \$ (10,800.00)		\$9,000 concessions \$ (9,000.00)		\$1,000 concessions \$ (1,000.00)	
Pending Adjustment/> 2 weeks				Closed 2/19/26, 73 DOM \$ -		Closed 3/20/26, 25 DOM \$ -		Closed 5/13/26, 51 DOM \$ -		Closed 4/22/26, 0 DOM (sold immediately) \$ -	
				Net Adjustments: \$ 4,675.00		Net Adjustments: \$ (6,335.00)		Net Adjustments: \$ 2,275.00		Net Adjustments: \$ 31,000.00	
				Net Adjustments %: 0.94%		Net Adjustments %: -1.29%		Net Adjustments %: 0.46%		Net Adjustments %: 6.89%	
				Gross Adjustments %: 8.94%		Gross Adjustments %: 23.41%		Gross Adjustments %: 21.67%		Gross Adjustments %: 9.00%	
				Price After Adjustments \$ 504,675.00		Price After Adjustments \$ 483,665.00		Price After Adjustments \$ 492,275.00		Price After Adjustments \$ 481,000.00	

VALUATION COMMENTARY

1234 Your House

Subject: 1215 Rosemary St | Recommended Range: \$470,000 - \$510,000

SUBJECT PROPERTY HIGHLIGHTS

1953 single-story ranch in the Kensington / Montclair area near Denison Park. 1,365 SF on a sizeable 8,450 SF lot — materially larger than the surrounding comp set (typical 6,000–6,500 SF). Three bedrooms (one non-conforming, lacking dedicated heat but functionally usable) and two bathrooms. The home has been thoughtfully updated over the past decade: travertine floors, modern (not luxe) kitchen, new mini-split HVAC, custom outdoor kitchen, and a fully paid-off solar system. The xeric, water-wise back yard — curated by a master gardener — is a distinctive selling point even if not a tangible adjustment line.

MARKET CONTEXT

The 80220 Kensington/Montclair SFR market has been broadly stable across the past 36 months with 113 comparable sales analyzed. Year 3 (2023–24) median closes ran \$455K–\$496K; Year 2 (2024–25) settled into the \$431K–\$475K band; the past 12 months bounced through a soft window (\$392K median in months 4–6) before recovering to a \$490K current 3-month median at 98% list-to-close. Inventory sits at ~1.9 months of supply — tight but not frothy. The subject's updated condition and larger lot place it at the upper end of the recent distribution.

COMP WEIGHTING & RECONCILIATION

Four comparables adjust into a \$481K–\$505K band, mean ~\$490,000. Comparable #1 (1285 Roslyn — newly remodeled) anchors the upper end at \$504,675. Comparable #3 (1164 Roslyn — finished basement, recent 5/13/26 close) reads \$492,275 and is the freshest market data point. Comparable #2 (\$483,665) and Comparable #4 (\$481,000) corroborate; Comp #4 is weighted modestly less given its 0-day market exposure. The reconciled \$490,000–\$510,000 range reflects measured weighting across the cluster, with the subject's larger lot, updates, paid-off solar, mini-splits, outdoor kitchen, and master-gardener xeric yard supporting upper-end positioning.

THIS CMA IS NOT TO BE CONSTRUED AS AN APPRAISAL AND MAY NOT BE USED AS SUCH FOR ANY PURPOSE. RANGE OF PRICES REFLECTED IN THIS CMA BASED UPON APPLICABLE APPRAISAL STANDARDS.

COMP #1 — 1285 ROSLYN STREET

Broker 1 Page

1285 Roslyn Street, Denver, CO 80220 (Status: **Closed**, Listing ID: 3422692)



County:	Denver	Close Price:	\$500,000
Property Type:	Residential	List Price:	\$535,000
Property Subtype:	Single Family Residence	Original List Price:	\$549,900
Levels:	One	Basement:	No
Structure Type:	House	Year Built:	1941
Subdivision Name:	Kensington	Contingency:	None Known
Listing Contract Date:	10/31/2025	Assoc Fee Tot Annl:	\$0.00
Purchase Contract Date:	01/12/2026	Tax Year:	2024
Close Date (DIM):	02/19/2026	Tax Annual Amt:	\$2,049
Days In MLS:	73	Tax Legal Desc:	L 41 & 42 BLK 18 KENSINGTON
Association: N Multiple: N Cov/Rest: N			

Interior Area & SqFt

Building Area Total (SqFt Total):	1,236	Living Area (SqFt Finished):	1,236	Above Grade Finished Area:	1,236
PSF Total:	\$405	PSF Finished:	\$405	PSF Above Grade:	\$405
Heating:	Forced Air	HVAC Description:			
Cooling:	Central Air				
Exclusions:	Seller's personal property				

Bed & Bath Summary

Bedrooms Total:	3	Bathrooms Total:	2	Baths Half:	0	Baths One Quarter:	0
Baths Full:	2	Baths Three Quarter:	0				

Parking

Parking Total:	4	Garage Spaces:	4	Offstreet Spaces:	0
----------------	----------	----------------	----------	-------------------	----------

Association Information

Association:	No	Restriction Covenants YN:	No	Senior Community:	No
--------------	-----------	---------------------------	-----------	-------------------	-----------

Site & Location Information

Lot Size:	0.15 Acres / 6,500 SqFt	Waterfront Feat:	
Bldg/Complex Name:		Elementary School:	Montclair / Denver 1
		Middle/Junior Sch:	Hill / Denver 1
		High School:	George Washington / Denver 1

Building & Water Information

Attached Property:	No	Common Walls:	
Construction Materials:	Other	Exterior Features:	
Roof:	Composition	Water Source:	
Water Included:	Yes	Sewer:	Public Sewer

Public Remarks

This beautifully remodeled home blends modern style with functional living. The open-concept floor plan creates a bright and inviting atmosphere, featuring three spacious bedrooms with abundant natural light, new windows, and tasteful finishes. The bathrooms have been thoughtfully updated with contemporary fixtures, elegant tilework, and ample storage. The expansive living area flows effortlessly...

Confidential Information

Private Remarks: All information is believed to be reliable but is not guaranteed. We encourage agents and buyers to verify details. Your feedback after showings is greatly appreciated—it helps us ensure the best experience for everyone!

List Agent

List Agent:	Verna Crosato	Phone:	303-717-3530
List Office:	Elite Realty Network LLC	Mobile:	303-717-3530
Email:	VERNA.CROSATO@GMAIL.COM		

CLOSED

Closed 2/19/2026 | 73 DOM

\$500,000

List \$549,900 → Close \$500,000

YEAR BUILT	1941
ABOVE SF	1,236
BEDROOMS	3
BATHS	2 F / 0 H
GARAGE	4
FINANCING	Conventional

NOTES

Beautifully remodeled ranch in Kensington. 3BR/2BA above grade, 4-car parking, 6,500 lot. Subject is superior on lot size and outdoor features. Adjusted indicated value: ~\$505,000.

COMP #2 — 1422 N QUEBEC STREET



1422 N Quebec Street, Denver, CO 80220 (Status: **Closed**, Listing ID: 8186356)

County:	Denver	Close Price:	\$490,000
Property Type:	Residential	List Price:	\$500,000
Property Subtype:	Single Family Residence	Original List Price:	\$500,000
Levels:	One	Basement:	Yes
Structure Type:	House	Year Built:	1928
Subdivision Name:	Montclair	Contingency:	None Known
Listing Contract Date:	01/22/2026	Assoc Fee Tot Annl:	\$0.00
Purchase Contract Date:	02/16/2026	Tax Year:	2024
Close Date (DIM):	03/20/2026	Tax Annual Amt:	\$2,886
Days In MLS:	25	Tax Legal Desc:	L 13 & 14 BLK 1 KENSINGTON
Association: N Multiple:	Cov/Rest: N		

Interior Area & SqFt			
Building Area Total (SqFt Total):	1,560	Living Area (SqFt Finished):	1,487
Below Grade Total Area:	484	Below Grade Finished Area:	411
PSF Total:	\$314	PSF Finished:	\$330
Basement:	Bath/Stubbed, Finished, Interior Bsmnt Ceiling Ht: Entry/Standard		
Heating:	Forced Air, Natural Gas		
Cooling:	Central Air		
Appliances:	Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Water Purifier		
Furnished:	Unfurnished		
Exclusions:	Staging materials		
Bed & Bath Summary			
Bedrooms Total:	2	Bathrooms Total:	2
Baths Full:	1	Baths Three Quarter:	1
		Baths Half:	0
		Baths One Quarter:	0
Parking			
Parking Total:	2	Garage Spaces:	2
		Offstreet Spaces:	0
Association Information			
Association:	No	Restriction Covenants YN:	No
		Senior Community:	No
Site & Location Information			
Lot Size:	0.15 Acres / 6,500 SqFt	Waterfront Feat:	
Lot Features:	Level		
Bldg/Complex Name:		Elementary School:	Montclair / Denver 1
		Middle/Junior Sch:	Hill / Denver 1
		High School:	George Washington / Denver 1
Building & Water Information			
Attached Property:	No	Common Walls:	
Direction Faces:	West	View:	
Construction Materials:	Brick		
Roof:	Composition	Exterior Features:	Garden, Private Yard, Rain Gutters
Water Included:	Yes	Water Source:	Public
		Sewer:	Public Sewer
Public Remarks			
A fantastic value!!! Newly remodeled with fresh white paint throughout. Adorable front with arched front door and French windows. White picket fence. Open floor plan, you are always a part of the activity while entertaining. Two main floor bedrooms with updated bath including a walk-in shower. Large basement features huge rec room, full updated bath, and laundry with appliances. 2 car detached gar...			
Confidential Information			
Private Remarks: Easy to show... and it will sell itself. Incredible condition for this price!			

List Agent
 List Agent: [Ann Atkinson](#) Phone: **303-725-6789**
 List Office: [LIV Sotheby's International Realty](#) Mobile: **303-725-6789**
 Email: aatkinson@livsothebvsrealty.com

CLOSED

Closed 3/20/2026 | 25 DOM

\$490,000

List \$500,000 → Close \$490,000

YEAR BUILT	1928
ABOVE SF	1,076
BEDROOMS	2
BATHS	1 F / 1 H
GARAGE	2
FINANCING	Conventional

NOTES
 Newly remodeled brick ranch in Montclair. 2BR/1F+1ThreeQ baths, finished basement, 2-car garage. \$10,800 seller concessions. Subject superior on lot, bed count, above-grade SF; comp superior on basement.

COMP #3 — 1164 ROSLYN STREET

1164 Roslyn Street, Denver, CO 80220 (Status: **Closed**, Listing ID: 2771667)



County:	Denver	Close Price:	\$490,000
Property Type:	Residential	List Price:	\$500,000
Property Subtype:	Single Family Residence	Original List Price:	\$525,000
Levels:	One	Basement:	Yes
Structure Type:	House	Year Built:	1942
Subdivision Name:	Montclair	Contingency:	None Known
Listing Contract Date:	02/20/2026	Assoc Fee Tot Annl:	\$0.00
Purchase Contract Date:	04/12/2026	Tax Year:	2024
Close Date (DIM):	05/13/2026		
Days In MLS:	51		
Association: N Multiple:	Cov/Rest: N		
Tax Annual Amt:	\$2,697		
Tax Legal Desc:	L 3 & 4 BLK B COLLEGE SQUARE		

Interior Area & SqFt			
Building Area Total (SqFt Total):	1,502	Living Area (SqFt Finished):	1,502
Below Grade Total Area:	560	Below Grade Finished Area:	560
PSF Total:	\$326	PSF Finished:	\$326
Basement:	Partial	Above Grade Finished Area:	942
Heating:	Forced Air	Below Grade Unfinished Area:	0
Cooling:	Air Conditioning-Room	PSF Above Grade:	\$520
Interior Features:	Built-in Features, Open Floorplan, Walk-In Closet(s)		
Appliances:	Dishwasher, Microwave, Oven, Range		
Flooring:	Carpet, Tile, Wood		
Exclusions:	Seller's personal property + all staging items		

Bed & Bath Summary			
Bedrooms Total:	3	Bathrooms Total:	2
Baths Full:	1	Baths Three Quarter:	1
		Baths Half:	0
		Baths One Quarter:	0

Parking			
Parking Total:	2	Garage Spaces:	1
		Offstreet Spaces:	1

Association Information			
Association:	No	Restriction Covenants YN:	No
		Senior Community:	No

Site & Location Information			
Lot Size:	0.14 Acres / 6,250 SqFt	Waterfront Feat:	
Lot Features:	Landscaped, Level	Elementary School:	Montclair / Denver 1
Bldg/Complex Name:		Middle/Junior Sch:	Hill / Denver 1
		High School:	George Washington / Denver 1

Building & Water Information			
Attached Property:	No	Common Walls:	
Direction Faces:	West	View:	
Construction Materials:	Wood Siding	Exterior Features:	Lighting, Private Yard, Rain Gutters
Roof:	Composition	Water Source:	Public
Water Included:	Yes	Sewer:	Public Sewer

Public Remarks
 With light-filled interiors and thoughtful updates throughout, this inviting home offers a stylish retreat just moments from everything Denver has to offer. A brand-new roof tops the residence while fresh exterior paint enhances its curb appeal. Inside, a seamless open layout is anchored by newly refinished wood floors, creating warmth and continuity from room to room. Abundant natural light pours...

Confidential Information
 Private Remarks: Buyer to verify taxes, schools, and square footage. The CRA (Community Reinvestment Act) of 1.75% of the loan amount referenced above is through Guardian Mortgage and Sunflower Bank- Contact Eric Sandefur- Mobile: (303) 521-7658. Eric.Sandefur@sunflowerbank.com. www.eric sandefur.com Loan Officer NMLS # 935189. Please reach out to Randi Goldberg for any questions! // rgoldberg@milehimodern.c

Showing Considerations: **Camera(s) Outside**

	List Agent
List Agent:	Paula Friedman
List Office:	Milehimodern
Email:	Paula@Milehimodern.com
	Phone: 303-919-9016
	Mobile: 303-919-9016

CLOSED

Closed 5/13/2026 | 51 DOM

\$490,000

List \$525,000 → Close \$490,000

YEAR BUILT	1942
ABOVE SF	942
BEDROOMS	3
BATHS	1 F / 1 H
GARAGE	1
FINANCING	Conventional

NOTES
 Updated Montclair ranch with refinished hardwood floors, fresh paint, new roof. 3BR/2BA, fully finished walkout-style basement, 1-car garage. Subject larger on lot + above grade.

COMP #4 — 1225 ROSLYN STREET

1225 Roslyn Street, Denver, CO 80220 (Status: **Closed**, Listing ID: 9800704)



County:	Denver	Close Price:	\$450,000
Property Type:	Residential	List Price:	\$450,000
Property Subtype:	Single Family Residence	Original List Price:	\$450,000
Levels:	One	Basement:	No
Structure Type:	House	Year Built:	1945
Subdivision Name:	Kensington	Contingency:	None Known
Listing Contract Date:	04/09/2026	Assoc Fee Tot Annl:	\$0.00
Purchase Contract Date:	04/09/2026	Tax Year:	2024
Close Date (DIM):	04/22/2026	Tax Annual Amt:	\$2,111
Days In MLS:	0	Tax Legal Desc:	L 27 & 28 BLK 18 KENSINGTON
Association: N Multiple:	Cov/Rest: N		

Interior Area & SqFt			
Building Area Total (SqFt Total):	1,255	Living Area (SqFt Finished):	1,255
PSF Total:	\$359	PSF Finished:	\$359
Basement:	Crawl Space	Above Grade Finished Area:	1,255
Heating:	Forced Air, Natural Gas	PSF Above Grade:	\$359
Cooling:	Central Air	Bsmnt Ceiling Ht:	
Interior Features:	Entrance Foyer, Laminate Counters, Quartz Counters, Smoke Free		
Appliances:	Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Oven, Range, Washer		
Flooring:	Carpet, Tile, Vinyl, Wood		
Furnished:	Unfurnished		
Exclusions:	Staging items		

Bed & Bath Summary			
Bedrooms Total:	3	Bathrooms Total:	2
Baths Full:	1	Baths Three Quarter:	1
		Baths Half:	0
		Baths One Quarter:	0

Parking			
Parking Total:	2	Garage Spaces:	0
Carport Spaces:	1	Reserved Spaces:	0
		Offstreet Spaces:	1
		RV Spaces:	0

Association: **No** Restriction Covenants YN: **No** Senior Community: **No**

Site & Location Information	
Lot Size:	0.15 Acres / 6,500 SqFt
Lot Features:	Level, Near Public Transit
Bldg/Complex Name:	
Elementary School:	Montclair / Denver 1
Middle/Junior Sch:	Hill / Denver 1
High School:	George Washington / Denver 1

Building & Water Information			
Architectural Style:	Traditional	Common Walls:	
Attached Property:	No	View:	
Direction Faces:	East	Exterior Features:	Private Yard, Rain Gutters
Construction Materials:	Frame, Vinyl Siding	Water Source:	Public
Roof:	Composition	Sewer:	Public Sewer
Water Included:	Yes		

Public Remarks
 Charming 3-bedroom, 2-bath home in Kensington with recent exterior updates including a new roof (installed last fall) and fresh paint. The kitchen was updated with new cabinets, vinyl flooring, quartz-look countertops and stainless steel stove/oven, microwave oven, dishwasher and black refrigerator. The main bath was refreshed with new quartz countertops, flooring and mirror. Original hardwoods re...

Confidential Information

List Agent	
List Agent:	Coupar Lester
List Office:	RE/MAX of Cherry Creek
Email:	coupar@rmcherrycreek.com
Phone:	303-870-3647
Mobile:	303-870-3647

CLOSED

Closed 4/22/2026 | 0 DOM

\$450,000

List \$450,000 → Close \$450,000 (sold immediately)

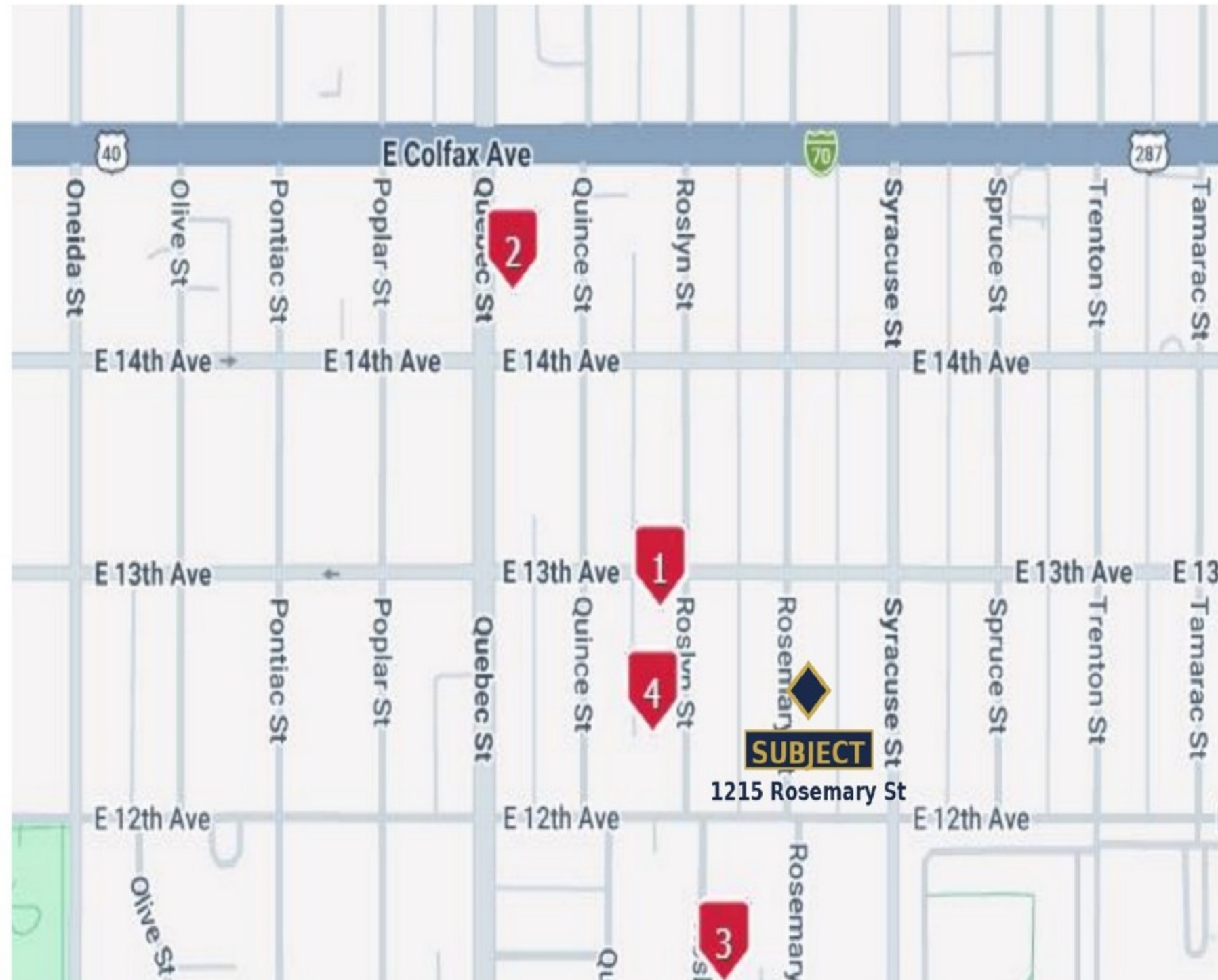
YEAR BUILT	1945
ABOVE SF	1,255
BEDROOMS	3
BATHS	1 F / 1 H
GARAGE	0
FINANCING	Cash

NOTES
 Updated Kensington ranch with new cabinets, quartz counters, refinished hardwoods, new roof. 3BR/2BA, crawl space, 0 garage + 1 carport. Cash sale at list. Subject superior on lot, garage, condition refinements.

COMP LOCATIONS — KENSINGTON / MONTCLAIR

Subject: 1215 Rosemary St | 4 comparables shown across Kensington and Montclair (80220)

Map of Property Locations



1004MC MARKET CONDITIONS — 3-YEAR TREND

80220 Single Family Residential | Source: REcolorado MLS | Generated 05/18/2026

113

COMPARABLE SETTLED SALES ANALYZED OVER 36 MONTHS

YEAR 3	YEAR 2	YEAR 1 — CURRENT
May 2023 - Apr 2024 <i>Active Market</i>	May 2024 - Apr 2025 <i>Stable Market</i>	May 2025 - Apr 2026 <i>Recovering / Stable</i>
TOTAL COMPARABLE SALES 31	TOTAL COMPARABLE SALES 42	TOTAL COMPARABLE SALES 40
MEDIAN CLOSE PRICE \$476,000	MEDIAN CLOSE PRICE \$458,000	MEDIAN CLOSE PRICE \$490,000
MEDIAN DAYS ON MARKET 25	MEDIAN DAYS ON MARKET 20	MEDIAN DAYS ON MARKET 25
MONTHS OF HOUSING SUPPLY 1.1	MONTHS OF HOUSING SUPPLY 1.5	MONTHS OF HOUSING SUPPLY 1.9
SALE-TO-LIST PRICE RATIO 99.2%	SALE-TO-LIST PRICE RATIO 98.5%	SALE-TO-LIST PRICE RATIO 98.0%

KEY TAKEAWAY

80220 has held in a \$430K-\$495K median band across the full 36 months. The past 12 months ran soft midway (\$392K in months 4-6) before recovering to a \$490K current 3-month median. Inventory sits at ~1.9 months supply and sale-to-list is firm at 98%. Subject's updated condition + larger lot support positioning at the upper end of the current band.