

2018

# THE BOULDER NEIGHBORHOOD GUIDE



PRESENTED BY NEIL KEARNEY



# Overview

## City of Boulder:

**Population:** 105,112

**Area** - 25.5 square miles

**Founded** - 1858

**Altitude** - 5,430 feet

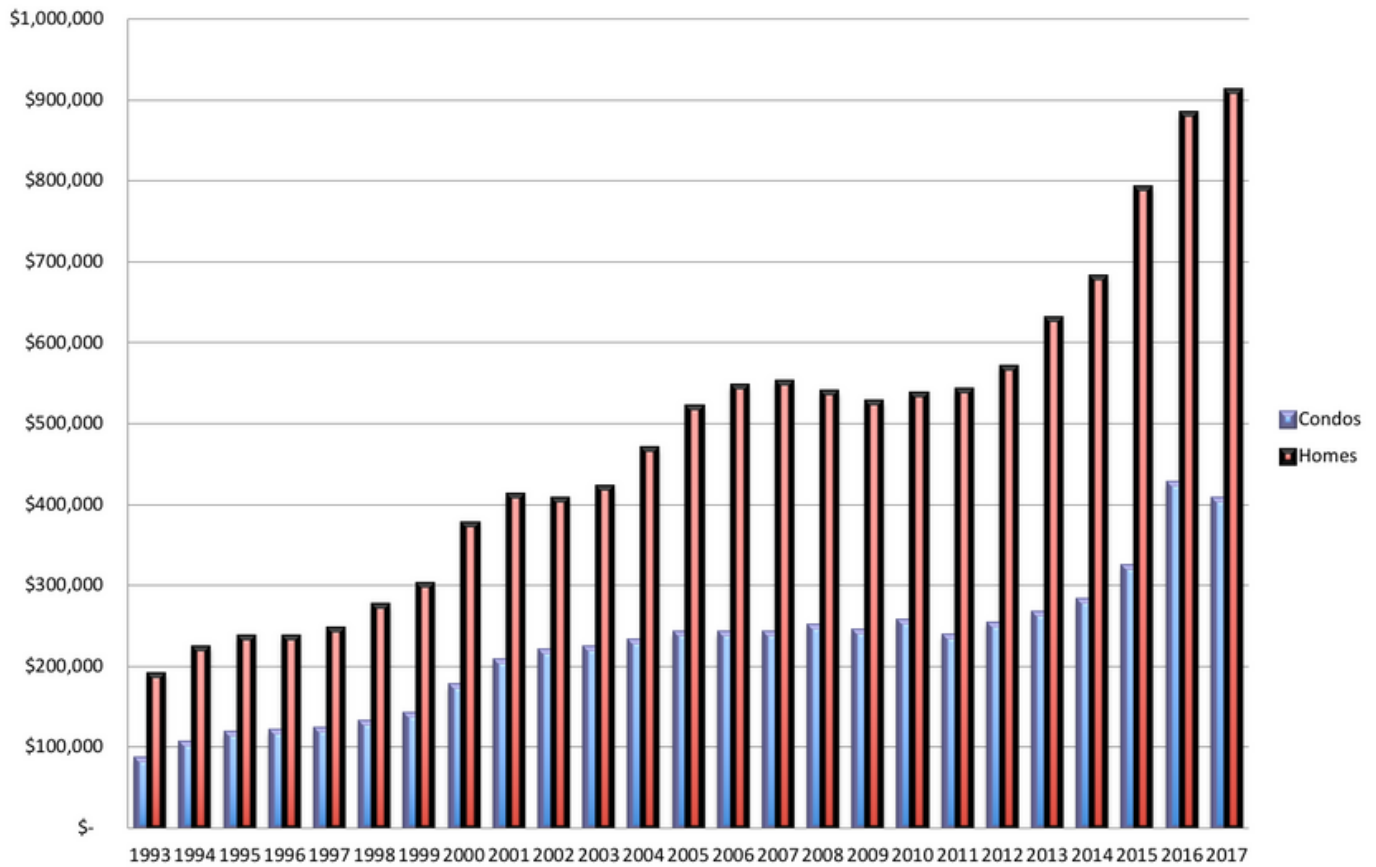
**Medium Household Income** - \$57,428

**Major Industries** - University of Colorado, Science and Research, High Tech, Renewable Energy, Bio Technology.

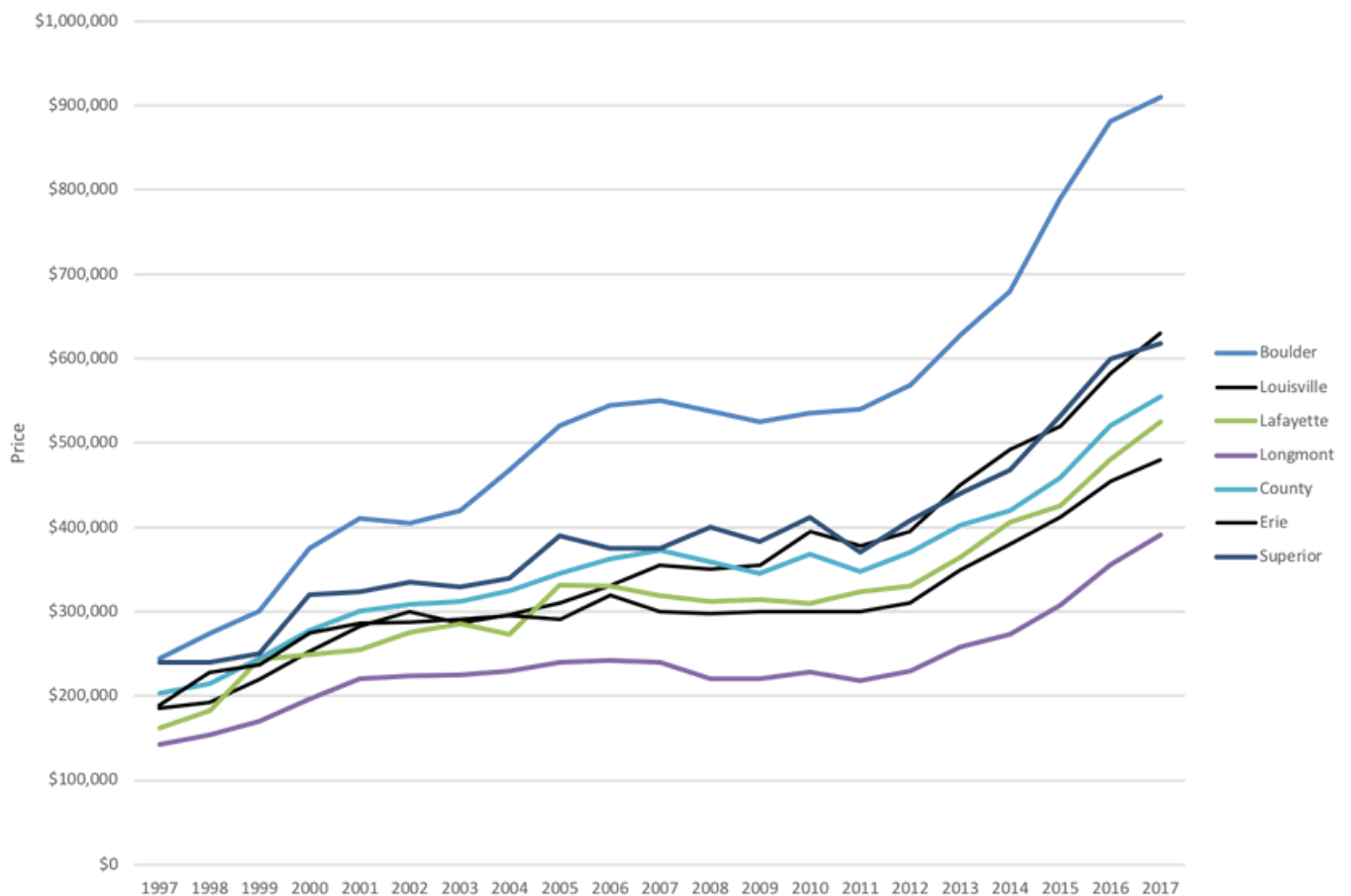
## Recent National Honors and Accolades:

- Most Recession-recovered Small Cities (#12) - *Wallethub*, January 2017
- Brain-Concentrated Metro Areas (#1) - *Bloomberg*, December 2016
- America's Craft Beer Capitals (#2) - *Forbes*, November 2016
- The Best College Towns to Live in (#2) - *SmartAssesst*, September 2016
- The Healthiest Cities in America (#1) - *Niche*, August 2016
- The Best Cities for Entrepreneurs (#1) - *Livability*, July 2016
- The Best Cities for New College Grads (#7) - *Zumper*, May 2016
- The Most Walkable Cities in Colorado (#2) - *Walkscore*, May 2016
- The Best Places to Live in Colorado - *Livability*, May 2016
- The Best Green Cities for Families (#6) - *SmartAssesst*, April 2016
- The Best Places for STEM College Graduates (#3) - *NerdWallet*, April 2016
- Most Educated Metro Areas in the Nation (#2) - *ValuePenguin*, March 2016
- The Best Communities for Physical Well-Being (#1) - *Gallup-Healthways Well Being Index*, February 2016
- The 10 Most Active Cities in U.S. (#1) - *trulia*, February 2016
- The 10 Fastest Growing Startup Business Cities in U.S. (#5) - *Mattermark*, January 2016
- The Seven Best Cities to Launch a Startup in 2016 (#4) - *Small Business Trends*, Nov. 15
- The Best Cities for Outdoor Recreation Enthusiasts (#1) - *Storage*, November 2015
- The Top 10 Metro Areas for Female Entrepreneurship (#1) - *Fast Company*, October 2015
- The Best College Towns to Live in (#3) - *SmartAsset*, October 2015
- Great Places in America: Public Spaces (Pearl Street Mall) - *American Planning Association (APA)*, October 2015
- 10 Best Cities for Millennial Entrepreneurs (#3) - *Thumbtack*, September 2015
- The 100 Best Places to Live (#5) - *Livability*, September 2015
- Top 10 Places to Do Business (#3) - *Business Review USA*, August 2015
- Top 10 Cities in the U.S. for Small Business Friendliness (#9) - *Thumbtack*, August 2015
- Healthiest City in Colorado - *USA Today*, August 2015
- The Best Places in the U.S. for Physicians and Surgeons (#14) - *GoodCall*, June 2015
- The Best Housing Markets for Growth and Stability (#1) - *SmartAsset*, July 2015
- The Country's Best July 4 Celebrations (#4) - *Travel + Leisure*, June 2015
- The Most Fitness-Friendly Cities in America (#1) - *Huffpost Healthy Living*, July 2015

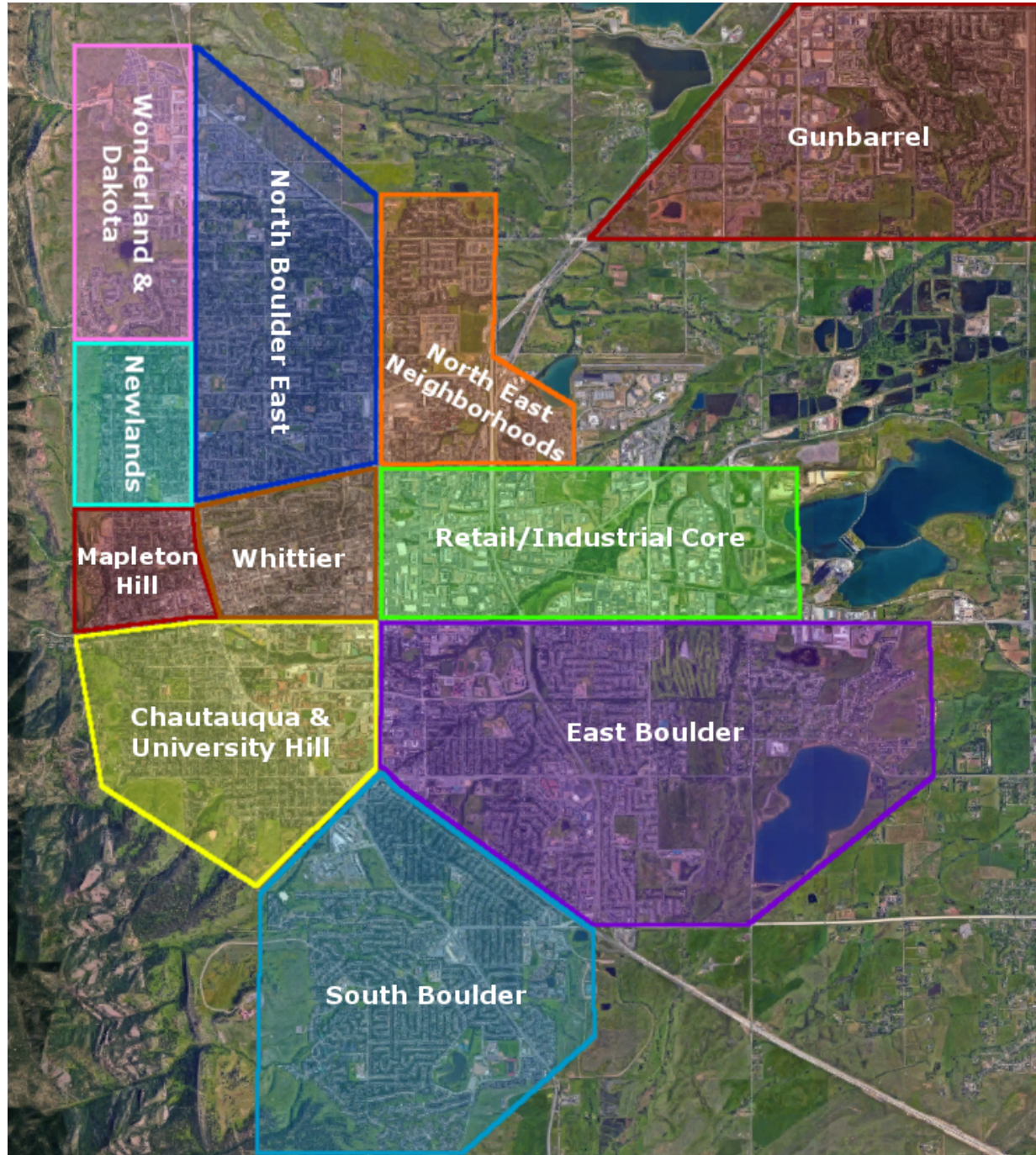
## Median Sales Prices - City of Boulder



## Comparison of Median Prices Single Family Homes

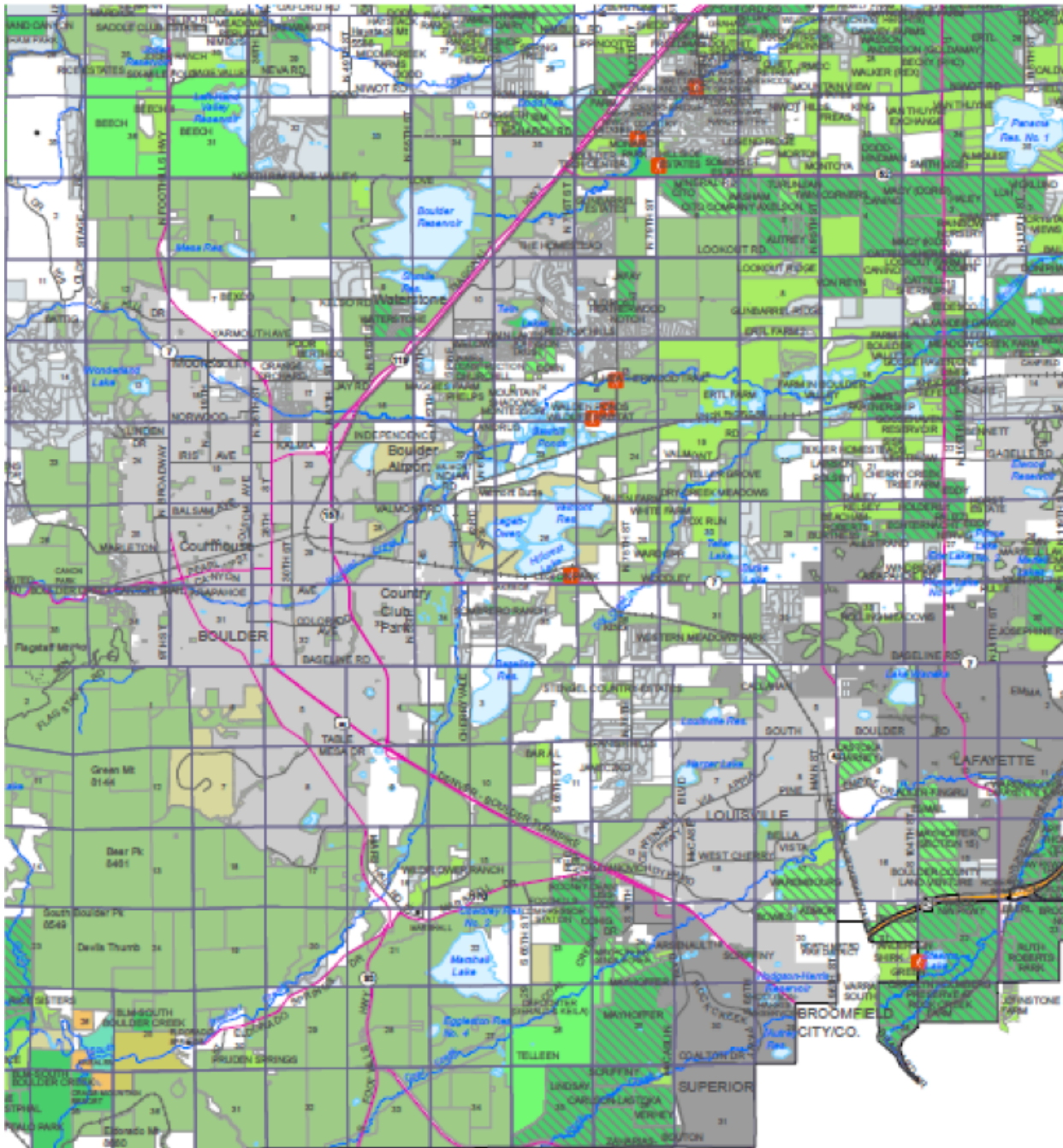


# Boulder Neighborhoods



It is recognized that Boulder is a great place to live but the neighborhoods in Boulder are a bit hard to characterize. Boulder was developed over time in a piece-meal fashion. The result is that many of the neighborhoods are only a few hundred homes in size. It is common to have two adjacent neighborhoods developed at different times and have completely different price ranges. While this report is not comprehensive, it will give the reader valuable information from which to start understanding the real estate market in Boulder. I have arbitrarily split up Boulder into 11 different segments. I will highlight the major neighborhoods in each area.

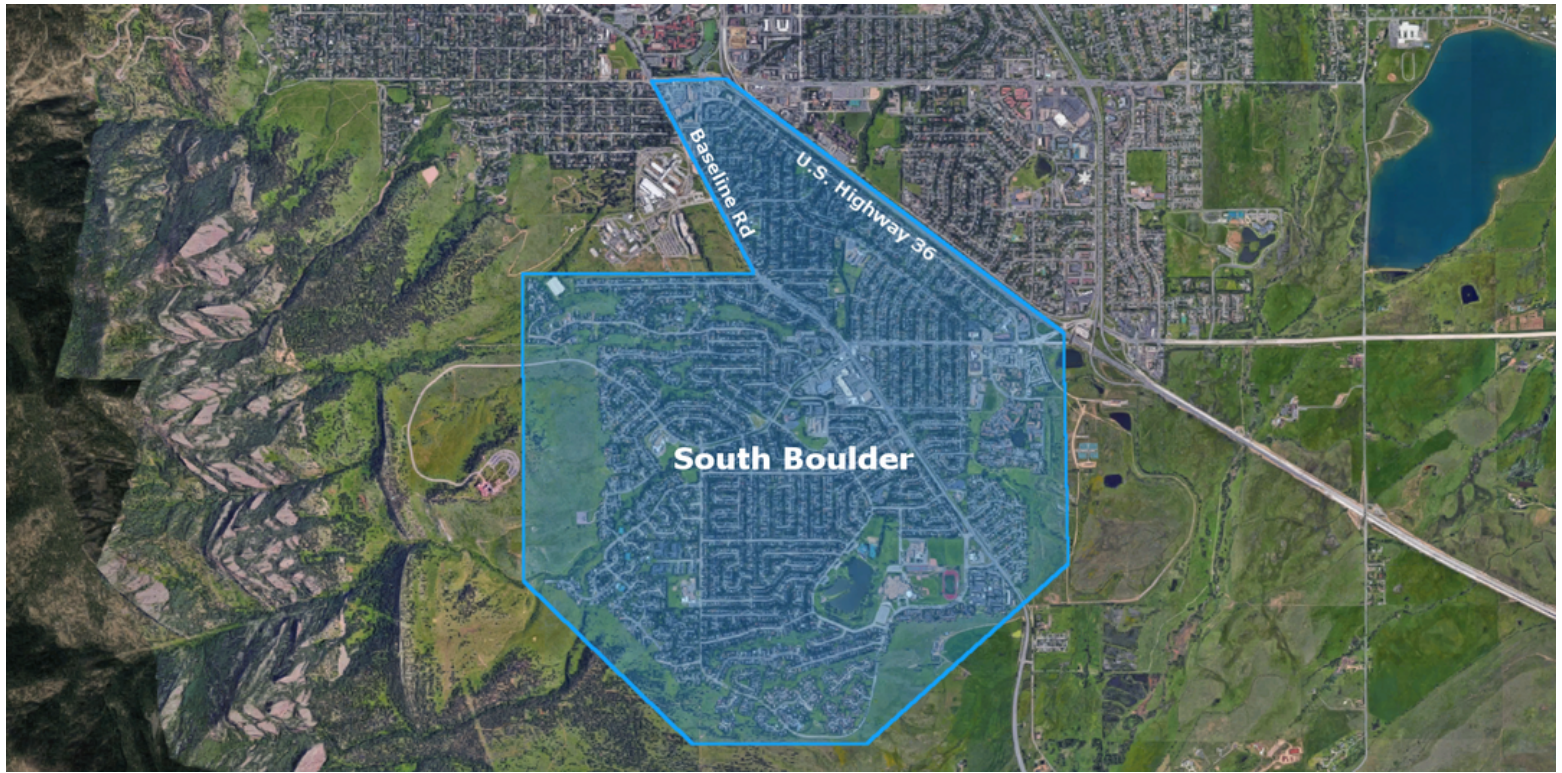
# Open Space A Defining Factor



In the map above all shades of green are public open space. Currently the City and County of Boulder own approximately 43,000 acres of open lands. This land is preserved and cannot be developed. As you drive throughout the county notice the open land, most of it is publicly owned. Even many of the farms have sold their development rights. This policy has not only improved the quality of life (no sprawl) but it has made the land which can be developed more valuable.

These initiatives began in the 1960's when the population in Boulder County was around 160,000, now it is near 300,000. Due to lack of land and supply, demand forces, most of the recent development has taken place east of Boulder where the housing stock is more affordable and land more abundant. This trend has made real estate within Boulder more expensive.

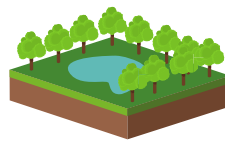
# South Boulder



**Overview:** South Boulder or SoBo is a little different than many of the central and North Boulder neighborhoods. This area was built out during Boulder's high growth period of the 1960's and 1970's. South Boulder includes two very large neighborhoods, Table Mesa and Martin Acres. These homes were not custom homes and as you drive around you will see ranch style homes along with many multi-level homes. People like to live here because of the proximity to hiking trails, good schools and a bit of a better value than you can find in North Boulder. There are many homes that have been remodeled and you will find some beautiful homes and quiet streets in South Boulder.



\$663,750 Median Price  
213 Sales in last year



South Boulder Rec Center,  
Harlow Platts Park, Various  
Hiking Trailheads



Table Mesa, Martin Acres, Devil's  
Thumb, Shanahan Ridge



**Elementary** – Bear Creek, Mesa  
**Middle** – Southern Hills, Summit  
**High School** – Fairview



Table Mesa Shopping Center

# East Boulder



**Overview:** East Boulder is a residential area with a good mix of moderately priced homes, condominiums and some larger homes. There are both rentals (mostly as you get closer to the University) and owner occupied homes in this area. As you move east towards Baseline Reservoir you move beyond city limits and the homes and neighborhoods become more rural in nature. Some residents who work in Denver appreciate the easy access to Denver via Hwy. 36.



\$531,500 Median Price  
266 Sales in last year



East Boulder Rec Center, East Boulder open space and trail.



Keewaydin, Park East, Frasier Meadows, Arapahoe Ridge, Country Club Park, Greenbelt Meadows



**Elementary** -Eisenhower, Douglass, High Peaks  
**Middle** - Manhattan  
**High School** - Fairview



Meadows Shopping Center

# Chautauqua/ University Hill



**Overview:** The area located from Broadway to the mountains and between downtown Boulder and the National Institute of Standards and Technology can be broadly characterized as University Hill (North of Baseline) and Chautauqua (South of Baseline). The homes in this area tend to be older (1930's - 1960's). Some of the area is characterized by CU student rentals and others are very high end. The rule of thumb is that the closer you get to the mountains the fewer students you will find and the nicer the homes you will find. Proximity to the mountains and hiking trails is a big draw.



\$1,030,000 Median Price  
103 Sales in last year



Chautauqua Park, Boulder Mountain Parks, Flagstaff Mountain, Beech Park



University Hill, Chautauqua, Rose Hill and many smaller older subdivisions



**Elementary** - University Hill, Flatirons

**Middle** - Manhattan

**High School** - Boulder High, New Vista



Basemar Shopping Center, The Hill

# Mapleton Hill



**Overview:** The Mapleton Hill neighborhood is one of the most desirable neighborhoods in Boulder. This is a historic neighborhood and many of the homes are over 100 years old. The prices are quite high on a square footage basis and many of the houses are quite large. This is where the original mining mavers lived when Boulder was settled. Besides the victorian architecture, two of the major attractions to living in this area are the walkability to the downtown shopping district (Pearl Street Mall) and easy access to Mt. Sanitas hiking trail.



\$1,125,000 Median Price  
51 Sales in last year



Mt. Sanitas, Boulder Creek Path



Mapleton Hill



**Elementary** – Whittier

**Middle** – Casey

**High School** – Boulder High



Proximity to Downtown Boulder  
and Pearl Street Mall

# Whittier



**Overview:** The Whittier neighborhood is a quaint and charming neighborhood east of Broadway but within an easy walk to the Pearl Street Mall. The houses are historic and many are Victorian in style. The houses are on average not as large as the Mapleton Hill neighborhood but are of the same era. There are some gems and amazing view lots in this area with homes that compare favorably to any in Boulder. The small victorian homes in this area were the laborer's homes when Boulder was a mining supply town.



\$695,000 Median Price  
92 Sales in last year



Many small pocket parks



Whittier

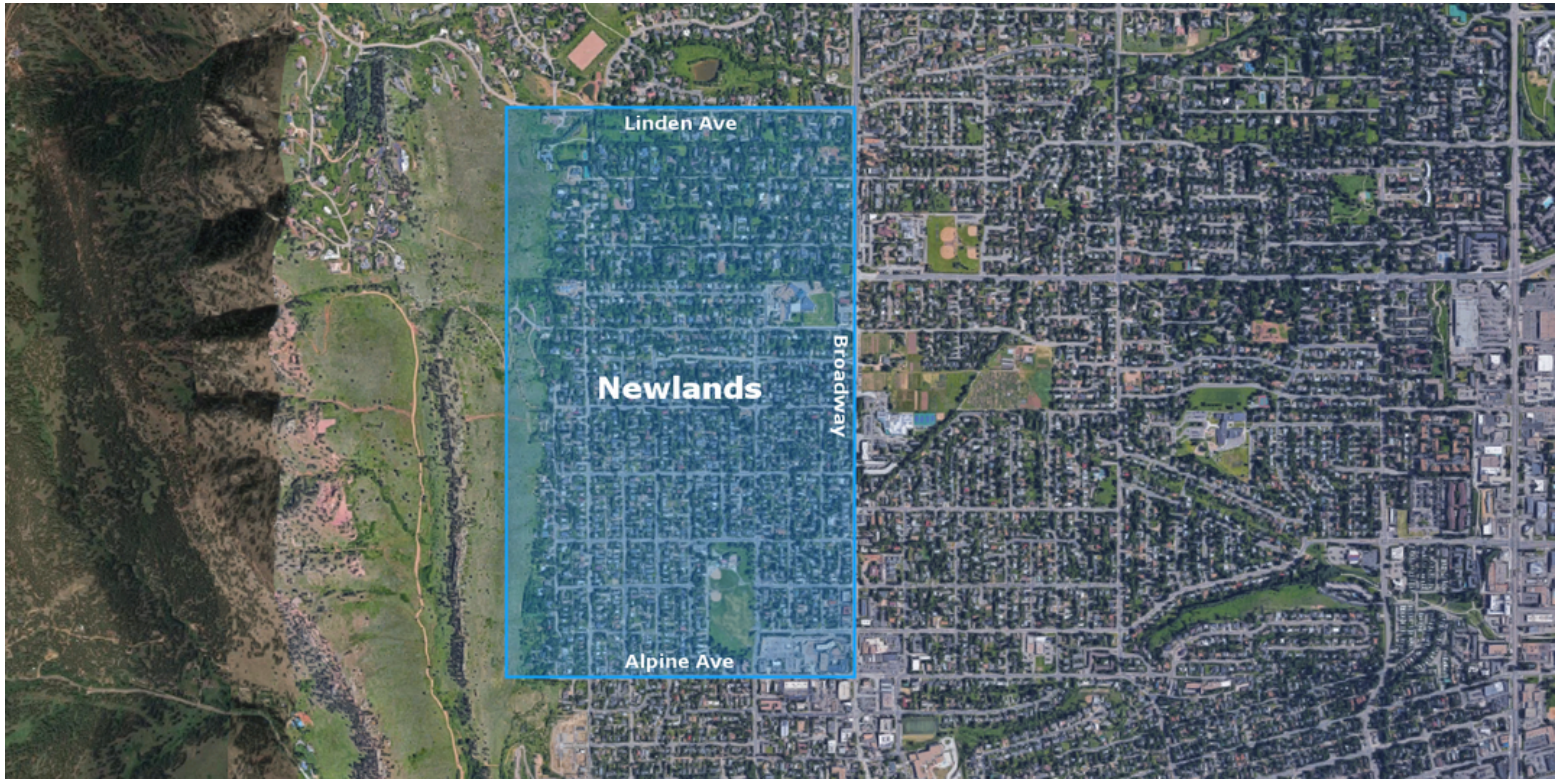


**Elementary** – Whittier  
**Middle** – Casey  
**High School** – Boulder High



In the heart of Boulder,  
Downtown Boulder, Pearl Street  
Mall

# Newlands



**Overview:** This is one of the more popular neighborhoods in Boulder. The neighborhood has been transformed from one filled with small bungalows to one with large, new homes over the past twenty years. The neighborhood has a great location and the homes have lots of character. The area is made up of mostly single family homes. The hub of the neighborhood is North Boulder Park but residents also love the proximity to the shopping and restaurants at Balsam and Broadway including Ideal Market. Mt. Sanitas to the west is a popular trail and a great workout.



\$1,550,000 Median Price  
65 Sales in last year



North Boulder Park, Mount  
Sanitas, North Boulder Rec



Newlands

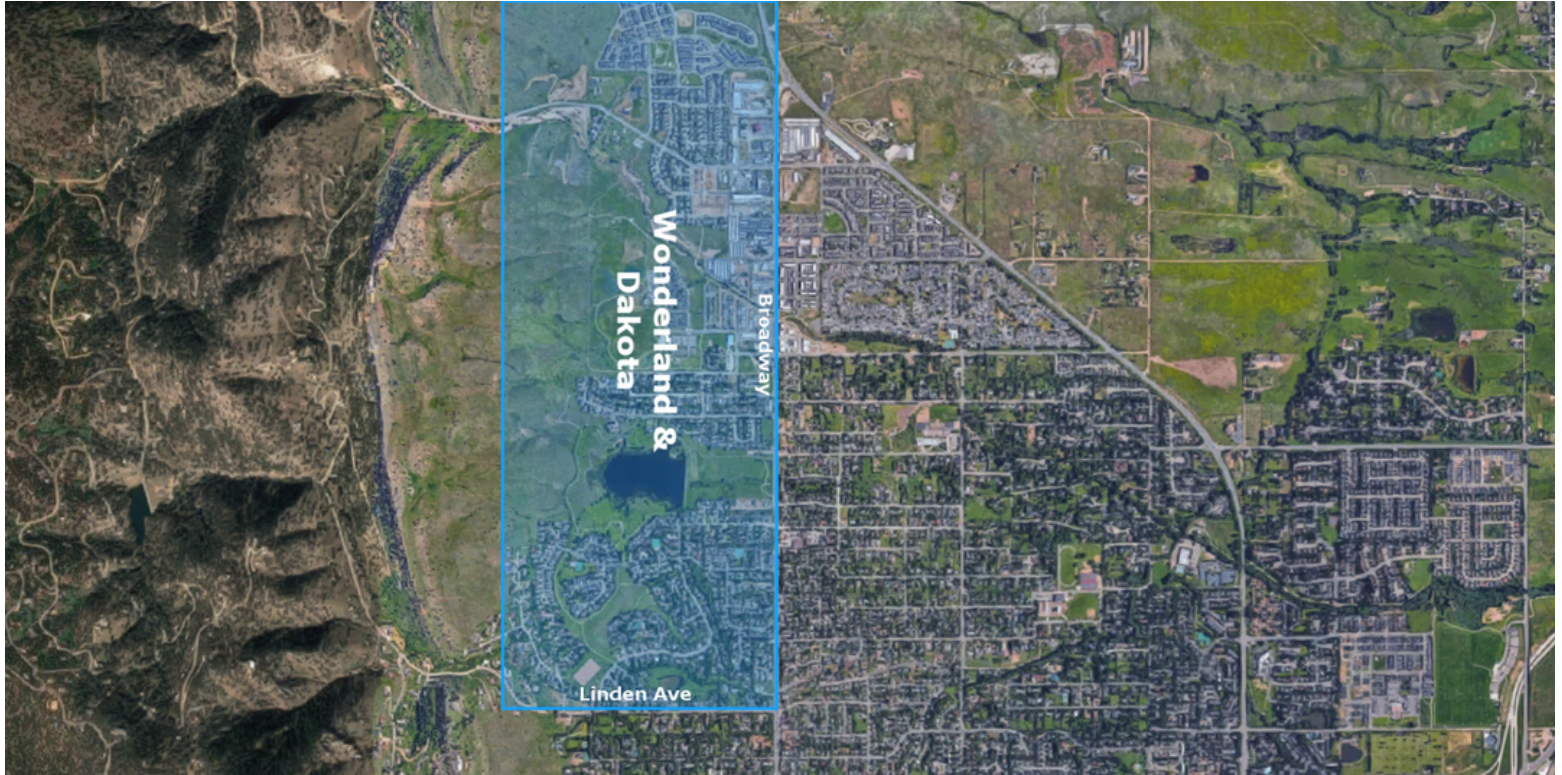


**Elementary** – Flatirons  
**Middle** – Casey  
**High School** – Boulder High



Ideal Market, Pearl St Mall

# Wonderland Hill



**Overview:** This area is located in the far Northwest Corner of Boulder. Wonderland Hill was developed in the 1970's and 1980's and Dakota Ridge/ Northbriar Estates was developed in the 2000's. This entire area is flanked to the west by open space and a wonderful trail that extends to Boulder Valley Ranch and Boulder Reservoir. There is a wonderful little village of restaurants along Broadway that includes the popular Amante Coffee Shop which is a starting point for many bike rides.



\$969,000 Median Price  
75 Sales in last year



Access to trail system in western Boulder, Foothills Community Park, Wonderland Lake



Wonderland Hill, Northbriar Estates, Dakota Ridge

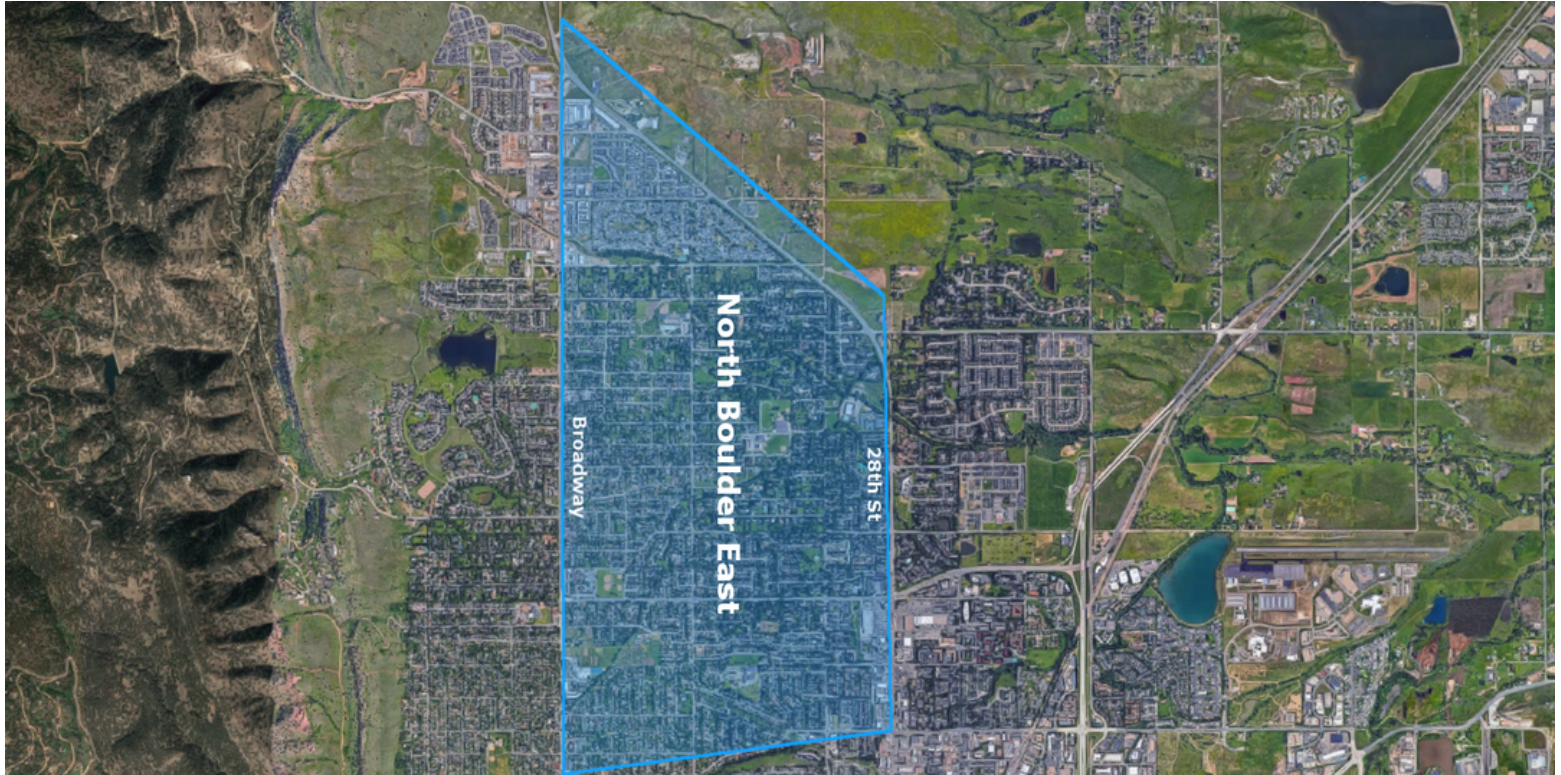


**Elementary** – Crestview  
**Middle** – Centennial  
**High School** – Boulder High



NOBO – Many restaurants, coffee shops, bike stores, etc.

# North Boulder East



**Overview:** This area is characterized by many smaller neighborhoods with a wide variety of housing styles and ages. Generally these homes were built in the 1950's - 1970's and were originally ranch style homes with fairly large lots. There have been many homes in this area that are being added to and remodeled. Many "pop tops". It's a doable walk or an easy bike ride to downtown from anywhere in this section of town.



\$777,500 Median Price  
158 Sales in last year



North Boulder Recreation Center



Columbine, Green Meadows,  
Kalmia Meadows, Winding Trail  
Village

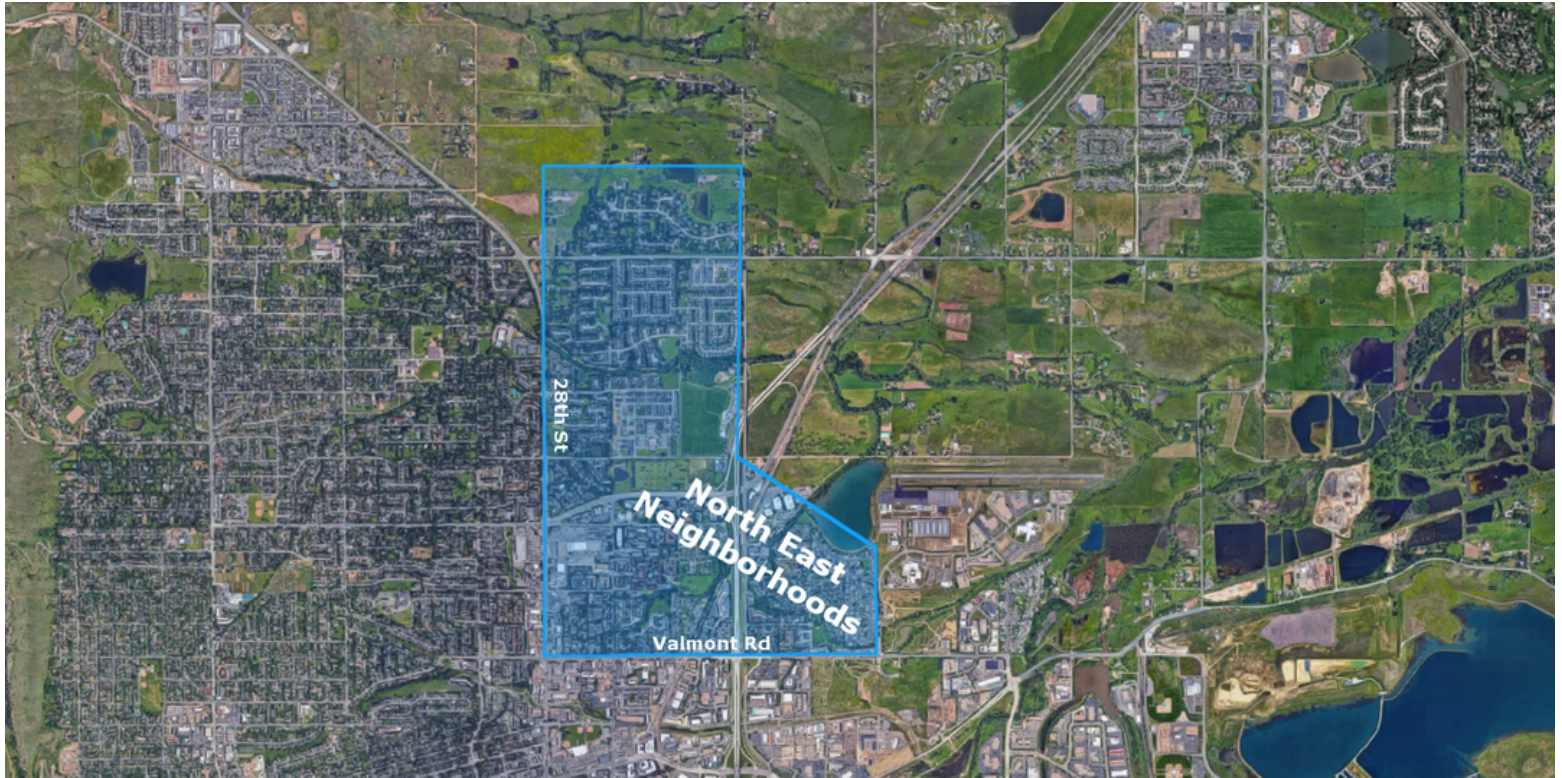


**Elementary** - Columbine  
**Middle** - Centennial/ Casey  
**High School** - Boulder High



Easy Access to 28th St shopping  
corridor

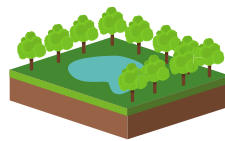
# North East Neighborhoods



**Overview:** The North east section of Boulder has many more condominium and town home complexes as well as many apartment buildings than other sections of town. Not quite as convenient to downtown but the prices are more reasonable. To get anywhere in Boulder from here by bike is easy and is mostly via bike path.



\$450,120 Median Price  
205 Sales in last year



Valmont Community Park,  
Cottonwood Trail



Fourmile Creek, Orange  
Orchard, Palo Park

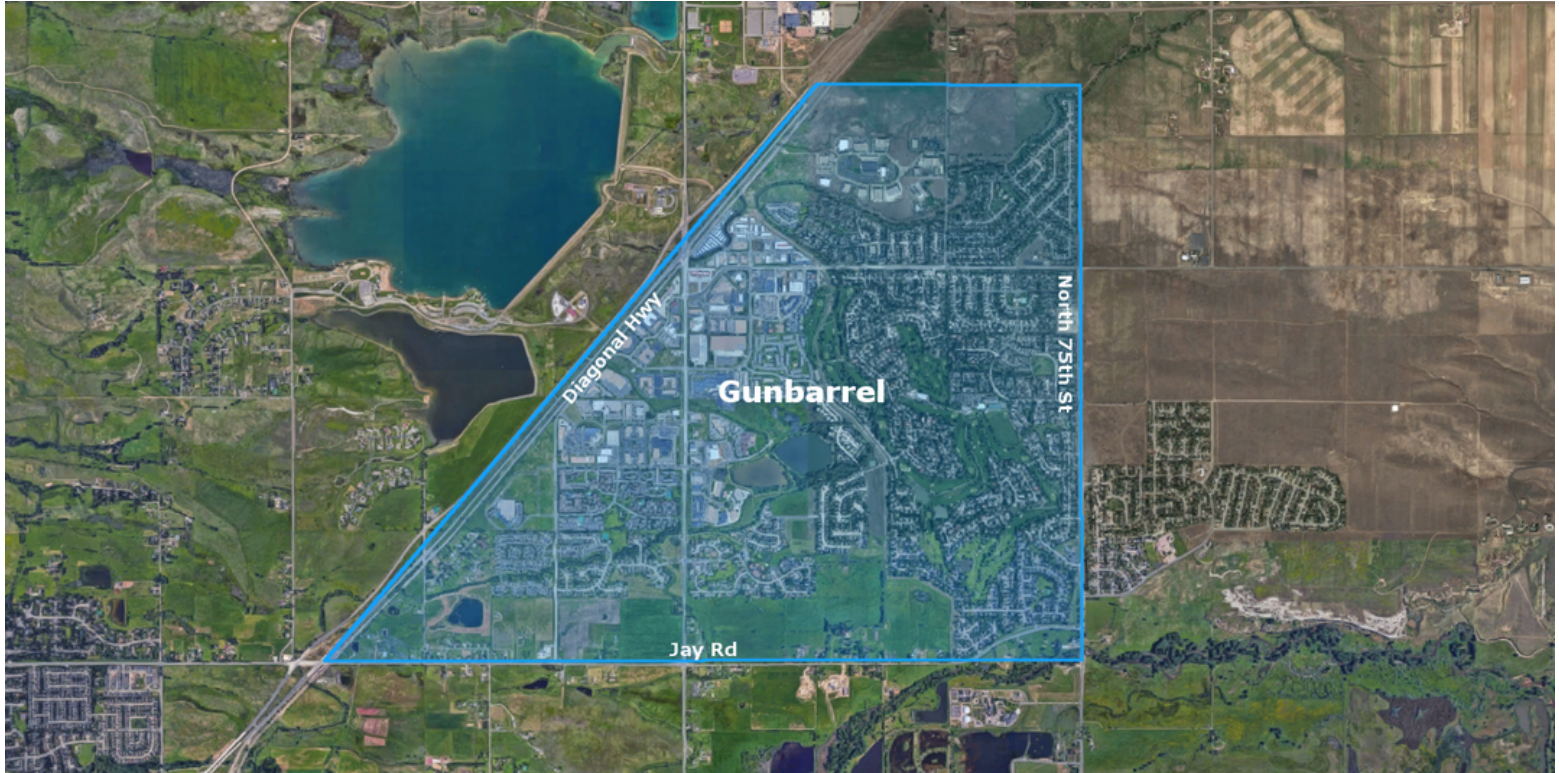


**Elementary** – Columbine  
**Middle** – Centennial  
**High School** – Boulder High



Short bike ride to 28th Street  
shopping corridor

# Gunbarrel



**Overview:** Gunbarrel was annexed to Boulder in the 1970's. Overall it has a more rural feel and is about five miles to town. The Boulder Country Club is in Gunbarrel and there are lots of great trails and open space to enjoy. More of a suburban feel than many other parts of Boulder. The prices are definitely lower than in Boulder proper. The shopping area in Gunbarrel is currently going through an upgrade with more dining options. It's an easy 15 minute drive to downtown Boulder during commute times.



\$540,000 Median Price  
218 Sales in last year



Heatherwood open space, White Rock Trail, Sawhill Ponds, Walden Ponds



Gunbarrel Green, South Meadow, Heatherwood, Country Club Estates, Red Fox Hills, Orchard Creek, The Willows



**Elementary** - Heatherwood  
**Middle** - Platt  
**High School** - Boulder High, Fairview



Gunbarrel Shopping Center

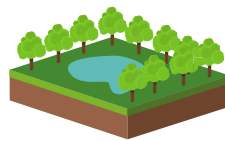
# Retail/Industrial Core



**Overview:** This area is mostly retail and industrial, but there are a few housing developments on the edges. You will find mostly attached dwellings. There are many new construction options in the Boulder Junction area near Pearl and 30th Street. The residential units in this area do have easy access to the central shopping area including 29th Street Mall.



\$405,000 Median Price  
16 Sales in last year



Valmont City Park



Various condo associations: The Peloton, The Steelyards



**Elementary** – Eisenhower  
**Middle** – Manhattan  
**High School** – Boulder High



28th Street Shopping District

# About Neil

Neil Kearney grew up in real estate. Being raised by two Boulder Realtors, Neil has a unique perspective and an intimate knowledge of what it takes to serve his clients.

His approach can be described with the following words: friendly, high energy, no pressure, prompt and prepared. He likes to win and succeed, but think how he wins is more important than winning itself. He has been again chosen by his peers chair the Ethics Committee at the Boulder Area Realtor Association and he strives to uphold the high honor of that duty.

My daily focus is in doing the small things which build long term relationships based upon respect, honesty and trust. By providing sound advice, based upon broad experience and deep expertise, I'm able to provide a solid framework from which my clients feel empowered to make smart decisions. With me, you will find a trusted resource who works from a basis of service and information without any pressure.

My market area includes: Boulder, Broomfield, Erie, Gunbarrel, Lafayette, Longmont, Louisville, Lyons, Niwot and Superior. I look forward to making your Boulder real estate dreams a reality.



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