

Sold - Downtown Boulder Condos
Price Per Square Foot Analysis
Condo Sales \$1,000,000 - \$2,000,000

Address	Project	Sold Price	Sq. Ft.	Price Per		Sold Date
				Sq. Ft.	Floor	
1505 Pearl St. #205	1505 Pearl	\$1,000,000	1,722	\$ 581	2	1/27/2009
2801 Pennsylvania #305	One Penn Place	\$1,000,000	2,171	\$ 461	3	7/30/2009
1316 Alpine	Old North Boulder	\$ 1,100,000	2,667	\$ 412	1	10/6/2009
1320 Alpine	Old North Boulder	\$ 1,155,000	2,667	\$ 433	1	10/22/2009
1701 15th St. #204	Smith Grove	\$ 1,164,000	2,083	\$ 559	2	3/13/2009
1505 Pearl St. #302	1505 Pearl	\$ 1,290,000	2,415	\$ 534	3	1/29/2010
1655 Walnut #201	The Walnut	\$ 1,308,054	1,819	\$ 719	2	3/6/2009
228 Arapahoe	Park Gables	\$ 1,425,048	2,529	\$ 563	1	2/18/2009
1655 Walnut #306	The Walnut	\$ 1,428,887	2,003	\$ 713	3	5/7/2009
1360 Walnut #403	One Boulder Plaza	\$ 1,450,000	2,479	\$ 585	4	4/16/2009
1655 Walnut #203	The Walnut	\$ 1,466,957	2,244	\$ 654	2	2/23/2009
1655 Walnut #303	The Walnut	\$ 1,750,991	2,124	\$ 824	3	3/30/2009
1301 Canyon #306	One Boulder Plaza	\$ 2,250,000	3,205	\$ 702	3	12/7/2009
1301 Canyon #402	One Boulder Plaza	\$ 2,400,000	2,836	\$ 846	4	10/30/2009
1655 Walnut #302	The Walnut	\$ 2,793,394	2,754	\$ 1,014	3	4/20/2009
1655 Walnut #404	The Walnut	\$ 5,317,780	3,447	\$ 1,543	4	7/27/2009

Average Price Per Square Foot - All Properties \$ 697
Average Price Per Square Foot - Sold in Last 6 Months \$ 423
Average Price Per Square Foot - Sold in Last 3 Months \$ 618
Average Price of Top 5 PSF Sales \$ 989
Highest PSF of Group \$ 1,543