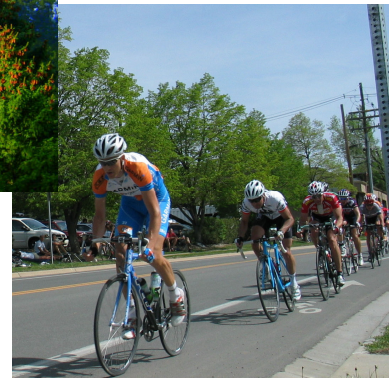


# Guide to Boulder Neighborhoods



Presented by  
Neil Kearney  
Kearney Realty Co.



# Overview

## City of Boulder:

Population - 102,800

Area - 25 square miles

Founded - 1858

Altitude - 5,430 feet

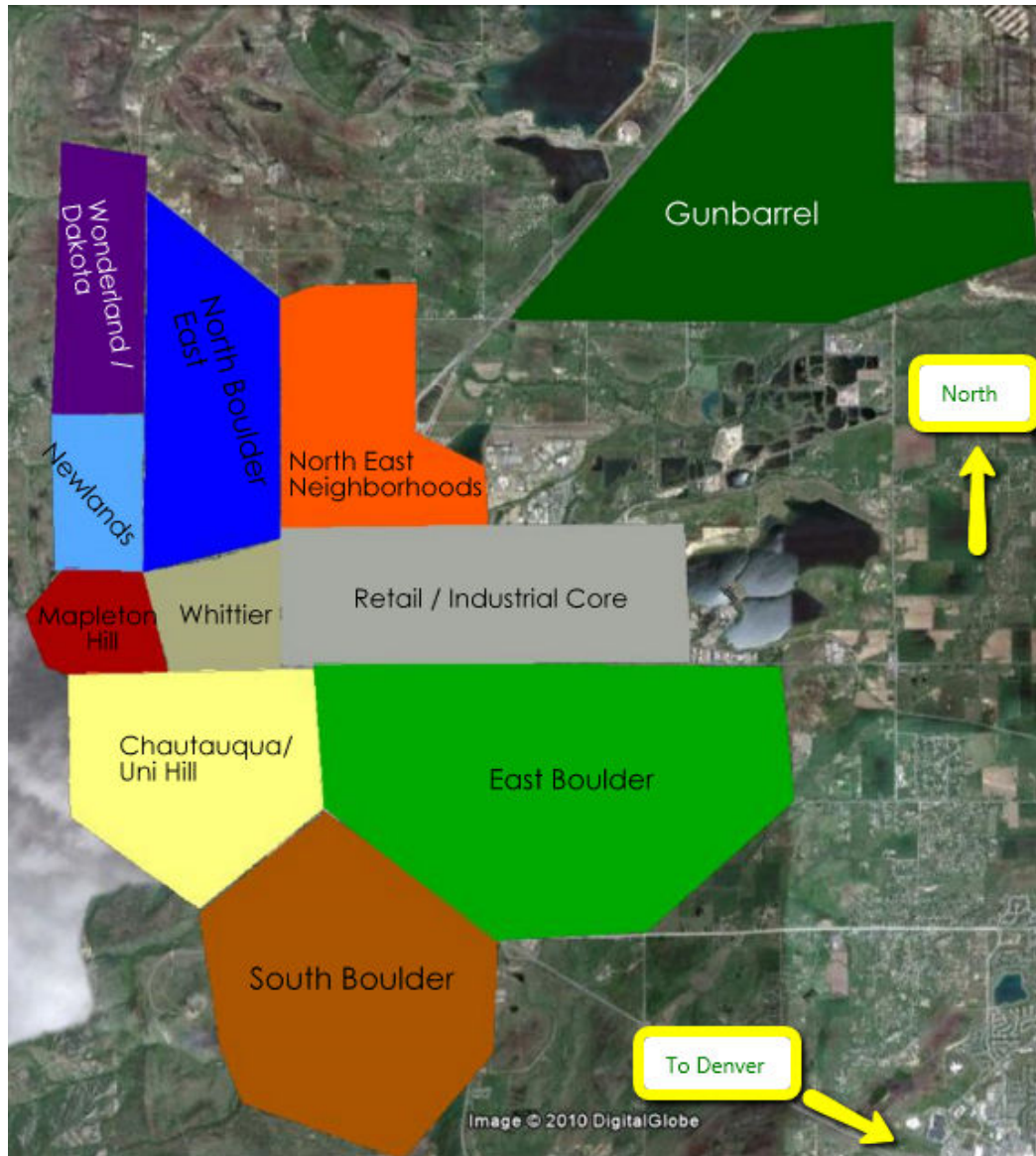
**Major Industries** - University of Colorado, Science and Research, High Tech, Renewable Energy, Bio Technology.

### National Honors and Accolades

- “Ten best cities for the next decade” - Kiplinger’s Personal Finance
- #1 “Gallup-Healthways Well Being Index
- Best Quality of life for Mid-Sized US Cities - Portfolio.com
- #9 Overall Cities; #1 Recreation Cities; #4 Earth Friendly Cities- RelocateAmerica.com
- #2 Healthiest Town in the US - Men’s Health Magazine
- #1 “America’s Foodiest Town” Bon Appétit Magazine
- Americas Brainiest Cities - Portfolio.com
- Americas Top 25 Arts Destinations (#9 among smaller cities) American Style Magazine
- Top 10 Winter Towns - National Geographic Magazine
- #1 “Best Places to Raise on Outdoor Kid” Backpacker Magazine 2009
- TripAdvisor.com #19 “Top 25 Destinations in the US”
- #1 “America’s Top 25 Towns to Live Well” Forbes.com 2009
- #2 “Top Ten Best Midsize Metropolitan Areas” Bizjournals.com 2009
- #4 “Eleven Most Bicycle Friendly Cities in the World” Virgin Vacations 2009
- #20 “Best Places for Business and Careers” Forbes Magazine 2009
- #1 “Most Educated City in America” Forbes Magazine 2008



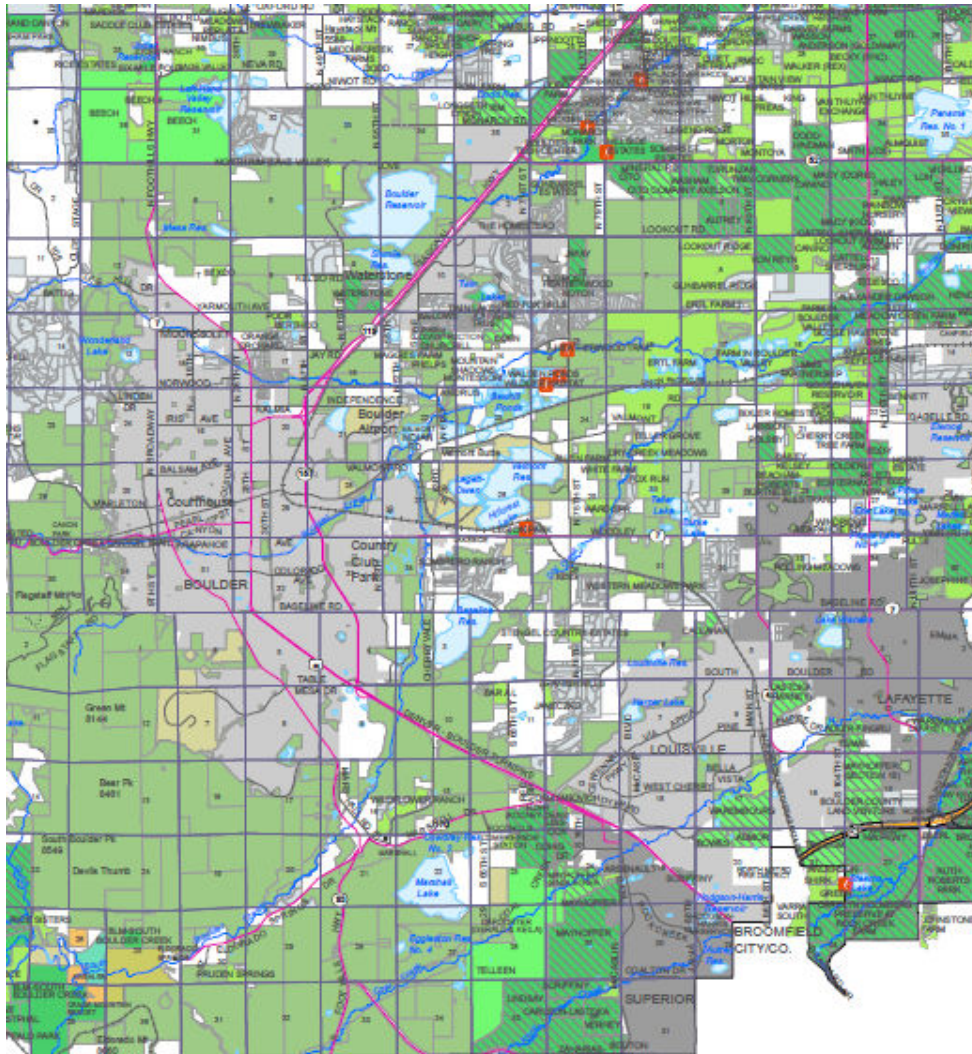
# Boulder Neighborhoods



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.



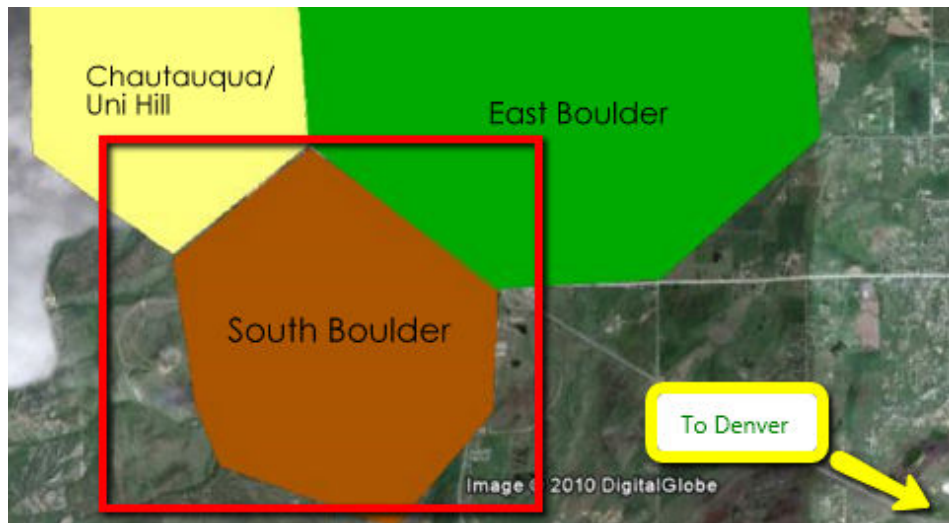
# Open Space A Defining Factor



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.

**Median Price:** \$415,000

**Number of sales past 12 months:** 249

**Sales Mix:** 76% single family; 24% Attached Dwellings

**Schools:**

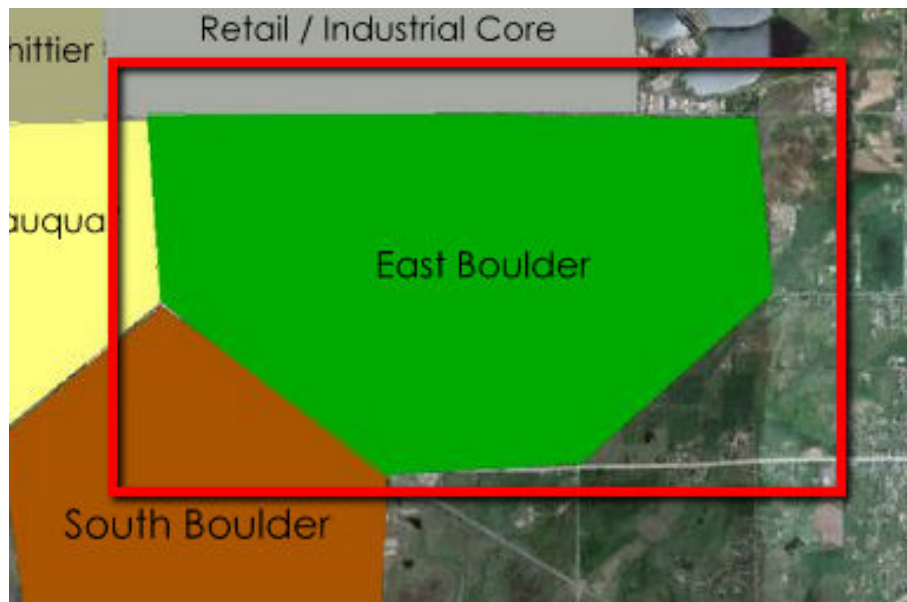
- Elementary - Bear Creek, Mesa, Creekside
- Middle - Southern Hills, Summit,
- High School: Fairview

**Nearby Shopping:** Table Mesa Shopping Center

**Open Space, parks, ...:** South Boulder Rec Center, Harlow Platts Park, Various hiking trailheads.

**Major Subdivisions:** Table Mesa, Martin Acres, Devil's Thumb, Shanahan Ridge

# 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. I would say that this area is a normal suburban neighborhood with good neighbors and good access to downtown Boulder.

**Median Price:** \$313,000

**Number of sales past 12 months:** 303

**Sales Mix:** 36% Single Family; 64% Attached Dwellings

**Schools:**

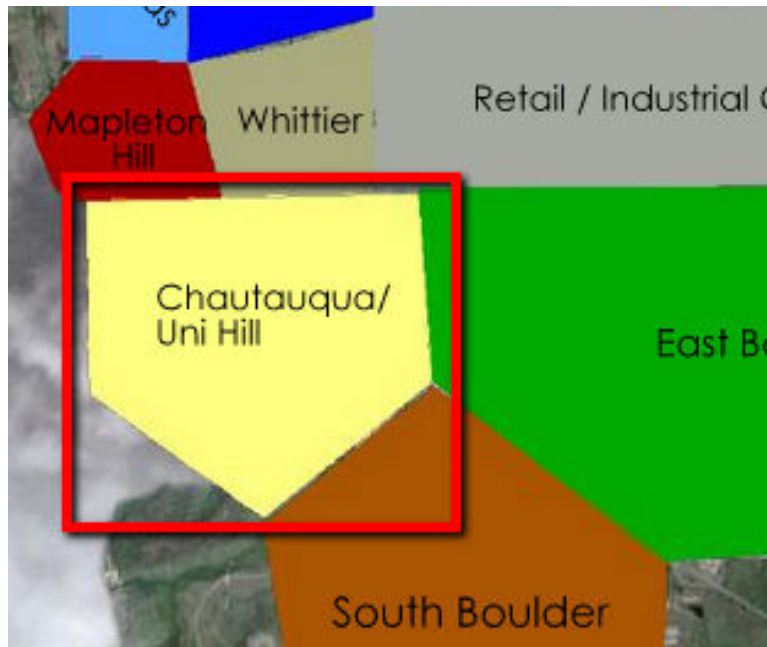
- Elementary - Eisenhower, Douglass, High Peaks
- Middle - Manhattan
- High School: Fairview

**Nearby Shopping:** Meadows Shopping Center

**Open Space, parks, ...:** East Boulder Rec Center, East Boulder open space and trail.

**Major Subdivisions:** Keewaydin, Park East, Frasier Meadows, Arapahoe Ridge, Country Club Park, Greenbelt Meadows.

# 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 homes you will find. Proximity to the mountains and hiking trails is a big draw.

**Median Price:** \$762,000

**Number of sales past 12 months:** 65

**Sales Mix:** 74% single family; 26% Attached Dwellings

**Schools:**

- Elementary - University Hill, Flatirons
- Middle - Manhattan
- High School: Boulder High, New Vista

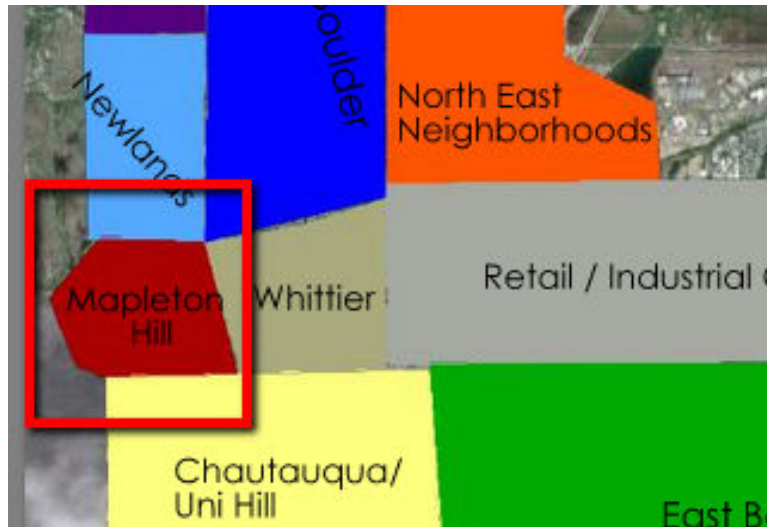
**Nearby Shopping:** Basemar Shopping Center, The Hill

**Open Space, parks, ...:** Chautauqua Park, Boulder Mountain Parks, Flagstaff Mountain, Beech Park.

**Major Subdivisions:** University Hill, Chautauqua, Rose Hill and many smaller subdivisions.



# 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 mavens lived when Boulder was settled.

**Median Price:** \$535,000

**Number of sales past 12 months:** 67

**Sales Mix:** 37% single family, 63% attached dwellings

**Schools:**

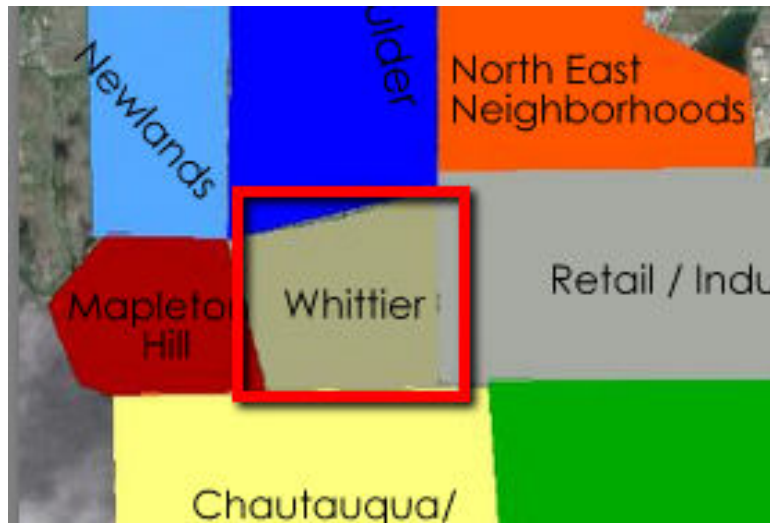
- Elementary - Whittier
- Middle - Casey
- High School: Boulder High,

**Nearby Shopping:** The Mapleton Hill neighborhood is in the heart of Boulder and it's main attraction is the proximity to Downtown Boulder and the Pearl Street Mall. There is an eclectic mix of world class restaurants and shopping all centered around a four block pedestrian mall.

**Open Space, parks, ...:** Mt. Sanitas is a popular Boulder hike and the trailhead is at the far west end of Mapleton Avenue. It is a rewarding 30 -45 minute hike and there is a choice between the level valley or the steep ridge. There is also easy access to the Boulder Creek Path.



# 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 not nearly as large as the Mapleton neighborhood but of the same era. These homes were the worker's homes when Boulder was a mining supply town.

**Median Price:** \$469,000

**Number of sales past 12 months:** 140

**Sales Mix:** 43% single family; 57% attached dwelling

**Schools:**

- Elementary - Whittier
- Middle - Casey
- High School: Boulder High

**Nearby Shopping:** The Whittier neighborhood is in the heart of Boulder and it's main attraction is the proximity to Downtown Boulder and the Pearl Street Mall. There is an eclectic mix of world class restaurants and shopping all centered around a four block pedestrian mall.

**Open Space, parks, ...:** There are many small pocket parks in the Whittier neighborhood which add to the charming feel of this downtown neighborhood.

**Major Subdivisions:** Whittier

# 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. Mostly single family homes.

**Median Price:** \$725,000

**Number of sales past 12 months:** 55

**Sales Mix:** 87% single family; 13% attached dwellings

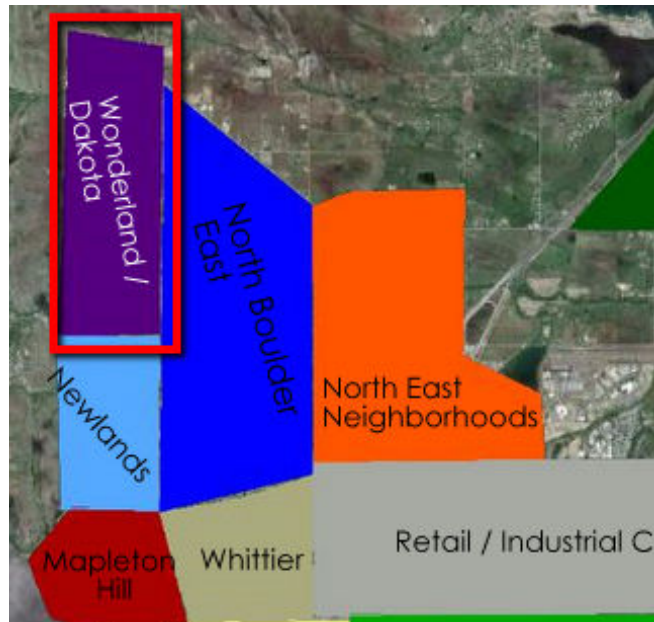
**Schools:**

- Elementary - Flatirons
- Middle - Casey
- High School: Boulder High

**Nearby Shopping:** Ideal Market, Pearl Street Mall

**Open Space, parks, ...:** North Boulder Park, Mount Sanitas, North Boulder Recreation Center

# Wonderland Hill / Dakota Ridge



**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.

**Median Price:** \$680,000

**Number of sales past 12 months:** 99

**Sales Mix:** 63% single family; 37% attached dwelling

**Schools:**

- Elementary - Crestview
- Middle - Centennial
- High School: Boulder High

**Nearby Shopping:** NOBO - Restaurants, coffee shops, bike stores etc.

**Open Space, parks, ...:** Great access to the trail system in western Boulder, Wonderland Lake, Foothills Community Park

**Major Subdivisions:** Wonderland Hill, Northbriar Estates, Dakota Ridge

# North Boulder East (of Broadway)



**Overview:** This area is characterized by many smaller neighborhoods with a wide variety of housing styles and ages.

**Median Price:** \$405,000

**Number of sales past 12 months:** 241

**Sales Mix:** 54% single family; 46% attached dwelling

## **Schools:**

Elementary - Columbine

- Middle - Centennial or Casey
- High School: Boulder High

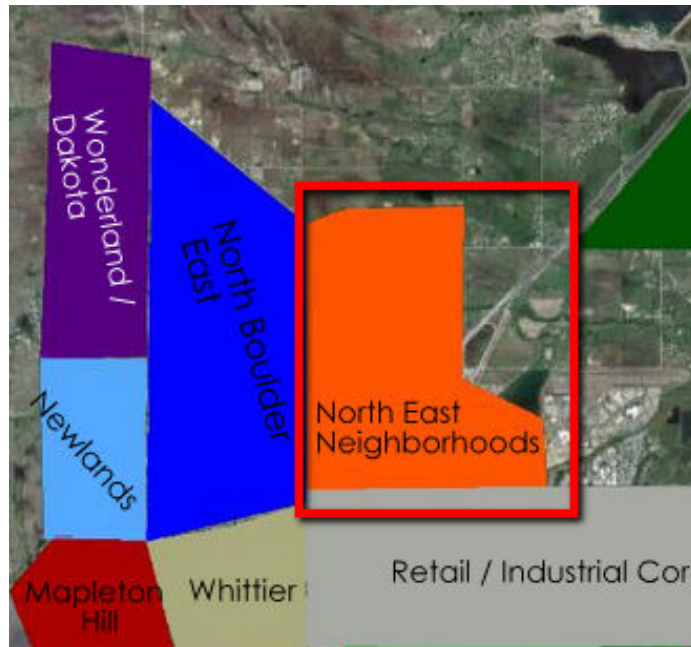
**Nearby Shopping:** It has easy access to the 28th Street shopping corridor.

**Open Space, parks, ...:** North Boulder Recreation Center

**Major Subdivisions:** Columbine, Green Meadows, Kalmia Meadows, Winding Trail Village



# North East Neighborhoods



**Overview:** The north east section of Boulder has many more condominium and townhome complexes as well as many apartment buildings.

**Median Price:** \$264,950

**Number of sales past 12 months:** 180

**Sales Mix:** 29% single family; 71% attached dwellings

**Schools:**

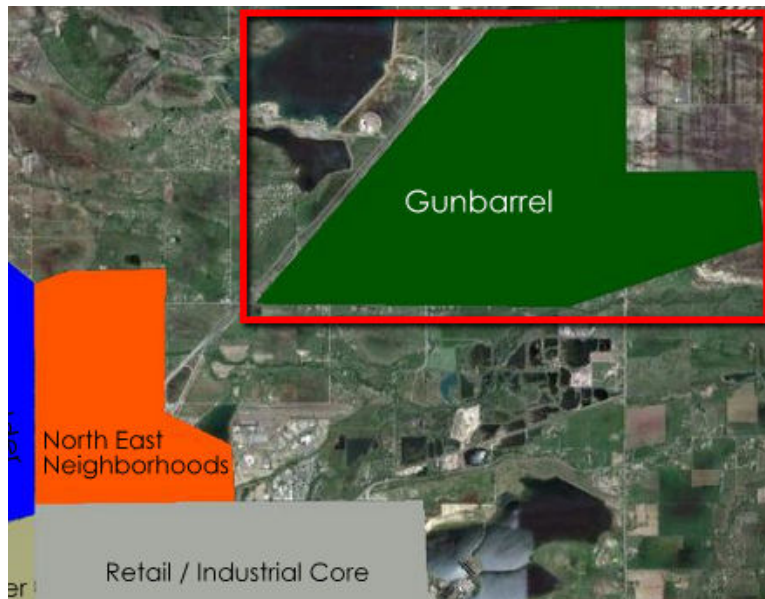
- Elementary - Columbine
- Middle - Centennial
- High School: Boulder High

**Nearby Shopping:** Short bike ride to the 28th Street shopping corridor.

**Open Space, parks, ...:** Valmont Community Park, Cottonwood Trail

**Major Subdivisions:** Fourmile Creek, Orange Orchard, Palo Park, Various townhome and condo developments

# 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.

**Median Price:** \$331,500

**Number of homes sold past 12 months:** 205

**Sales Mix:** 65% single family; 35% attached dwelling

**Schools:**

- Elementary - Heatherwood
- Middle - Platt
- High School: Boulder High or Fairview

**Nearby Shopping:** Gunbarrel Shopping Center,

**Open Space, parks, ...:** Heatherwood open space, White Rock Trail, Sawhill Ponds, Walden Ponds

**Major Subdivisions:** Gunbarrel Green, South Meadow, Heatherwood, Country Club Estates, Gunbarrel North, Red Fox Hills, Orchard Creek, The Willows, Various condo communities.

# Retail / Industrial Core



**Overview:** This area is mostly retail and industrial, but there are a few housing developments on the edges. Mostly attached dwellings.

**Median Price:** \$314,250

**Number of homes sold past 12 months:** 14

**Sales Mix:** 100% attached dwellings

**Schools:**

- Elementary - Eisenhower
- Middle - Manahattan
- High School: Boulder High

**Nearby Shopping:** 28th Street shopping district

**Open Space, parks, ...:** Valmont City Park

**Major Subdivisions:** Various condo associations including; The Peloton, The Steelyards,