

3416 E 16th Ave
Denver, CO 80206



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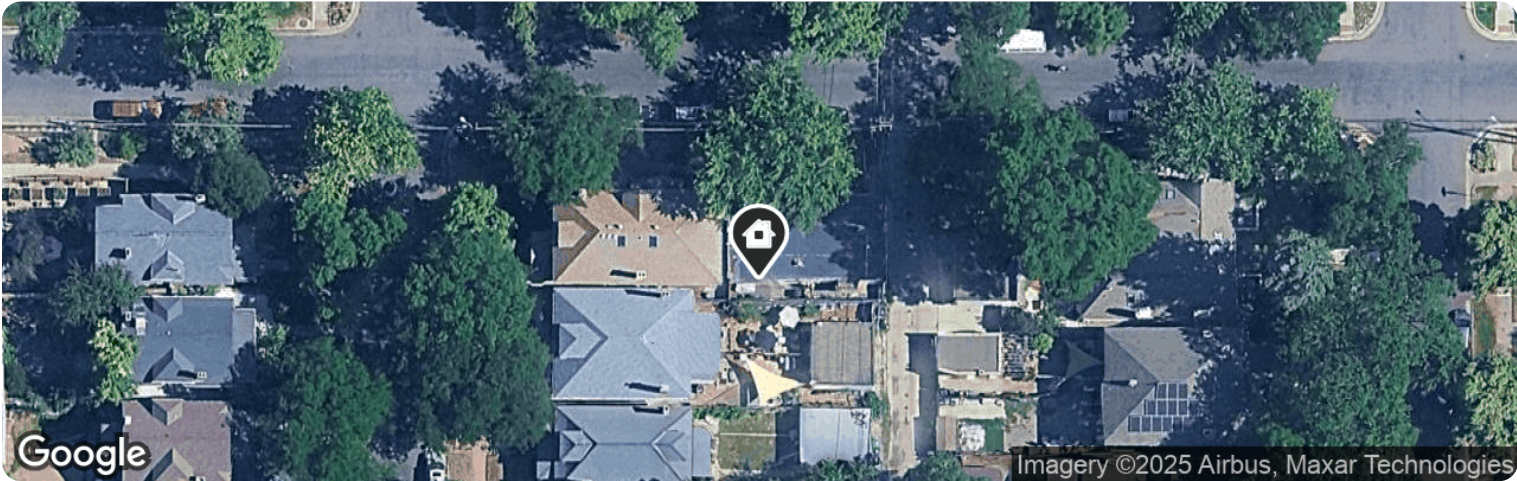
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RE/MAX of Cherry Creek

100 Jackson Street

Denver, CO 80206



Off Market / Public Record • Sold Date: 3/31/2017, Public Record

Closed Price

\$395,000

Off Market Date 3/31/2017



2 Beds



2 Baths



650 Sq Ft



1896

Basic Facts

Type

Condo/Townhouse/Apt.

Land Use

Row House (Residential)

Price by SqFt

\$756 per sq ft

APN/TaxID

02364-11-047-000

Zoning

U-TU-B

Previously sold

for \$395,000 on 3/31/2017

RVM®

\$491,560

RVM® Updated 11/10/2025

RVM® Estimated Range

\$427.7K

\$555.5K

RVM® Confidence



RVM® Month Change

↓ \$2,810

RVM® Year Change

↑ 1.69%

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Property Information

Property Facts

Name	Public Facts	Agent Refinements
Property Type	Condo/Townhouse/Apt.	—
Property Subtype	Row House (Residential)	—
Bedrooms	2	—
Total Baths	2	—
Full Baths	2	—
Partial Baths	—	—
Living Area (sq ft)	650	—
Building Area (sq ft)	650	—
Lot Size	1,007 sq ft	—
Lot Dimensions	1007 SF	—
Garage (spaces)	0	—
Year Built	1896	—
Total Rooms	5	—
Heating	Central	—
Basement	Improved Basement (Finished)	—
Exterior Walls	Brick	—
Number of Units	1	—
Number of Stories	1 story with Basement	—

Interior Features

PUBLIC			
1st Floor	650 sq ft	Adjusted Area	650 sq ft
Basement	650 sq ft	Basement Finished	585 sq ft
Heating Fuel Type	Gas	Number of Plumbing Fixtures	8

Interior Features

PUBLIC			
Porch - Open	20 sq ft, 23 sq ft	Total Area	650 sq ft

Exterior Features

PUBLIC			
Lot Size - Square Feet	1,007 sq ft	Lot Size - Acres	0.02 acres
Neighborhood Code	0256	Effective Year Built	2003
Building Condition	Average		

Legal Description

Parcel Number	02364-11-047-000	County	Denver County
Zoning	U-TU-B	Census Tract	080310037.011011
Carrier Route	C046	Abbreviated Description	LOT:1,2 SUBD:COLFAX AVENUE PARK SUBDIVISION COLFAX AVENUE PARK SUB B19 E 53.5FT OF L1 & E 53.5FT OF N 10.83FT OF L2 EXC E 25.4FT THEREOF
Current Use	Row House (Residential)		

Owner Facts

Owner Name (Public)	ADAM LEVASSEUR	Time Owned	5-10 Yrs
Mailing Address	3416 E 16Th Ave Denver CO 80206-1806	Owner Occupied	Yes

Location Details

Flood Zone	X (unshaded)
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Photos

Historical Photos



Market Trends

Market Trends for Denver, CO 80206

Single Family + Condo/Townhouse/Apt.

October 2025

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

Months of Inventory

5.78

↑ 4.14% MoM

Sold to List Price %

96.9%

↓ 1.11% MoM

Median Days in RPR

15

↓ 44.44% MoM

Median Sold Price

\$900,000

↑ 5.73% MoM

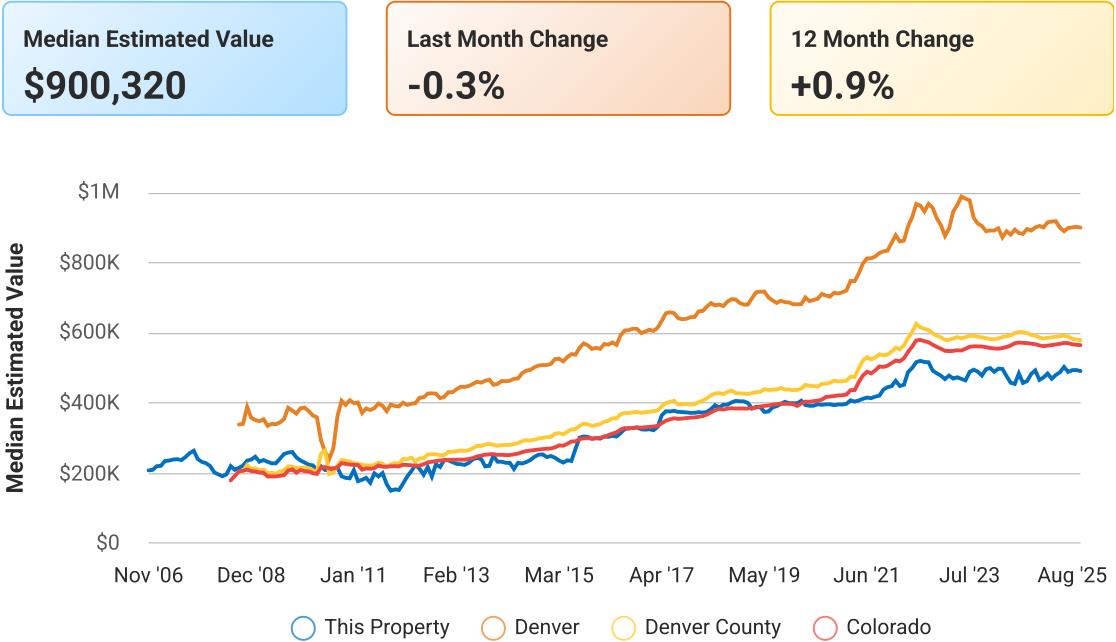
October 2025 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly



October 2025 Active Listings

Denver, CO 80206

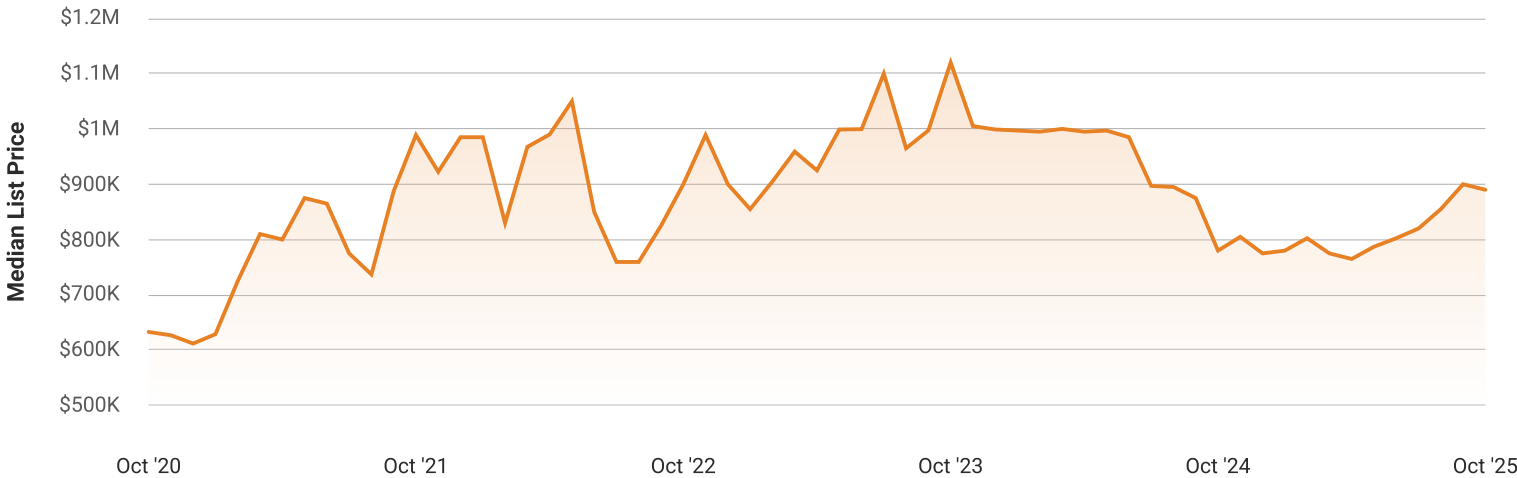
Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources
Update Frequency: Monthly

Median List Price - \$890,000

↓ 1.1% Month over Month



October 2025 Sold Listings

Denver, CO 80206

Single Family + Condo/Townhouse/Apt.

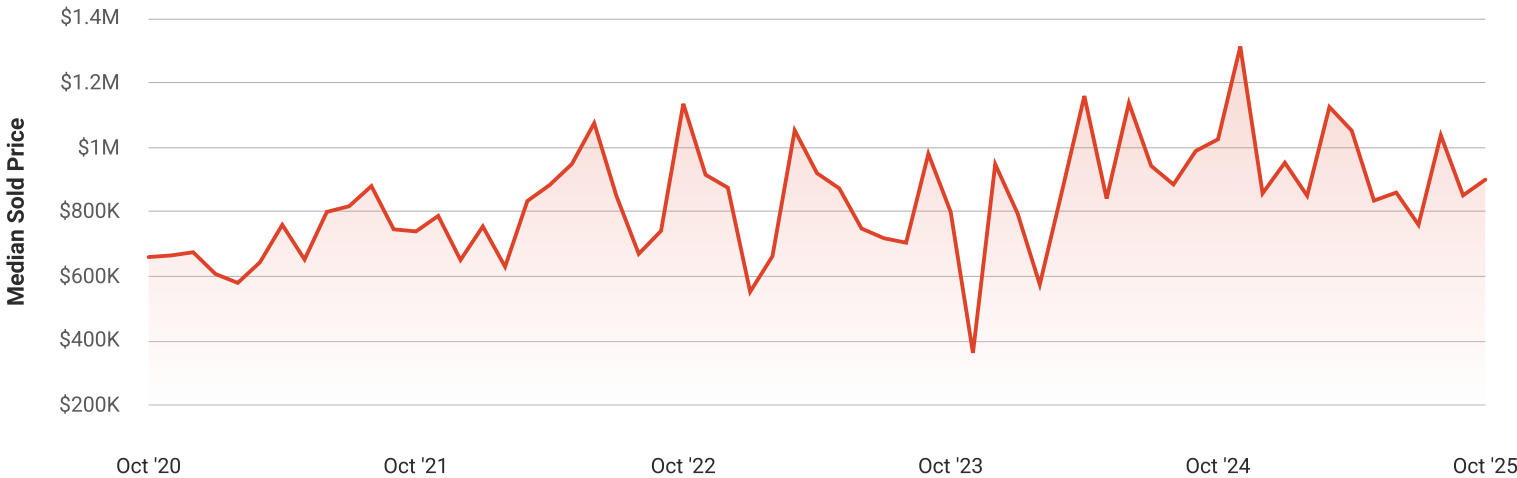
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - \$900,000

↑ 5.7% Month over Month



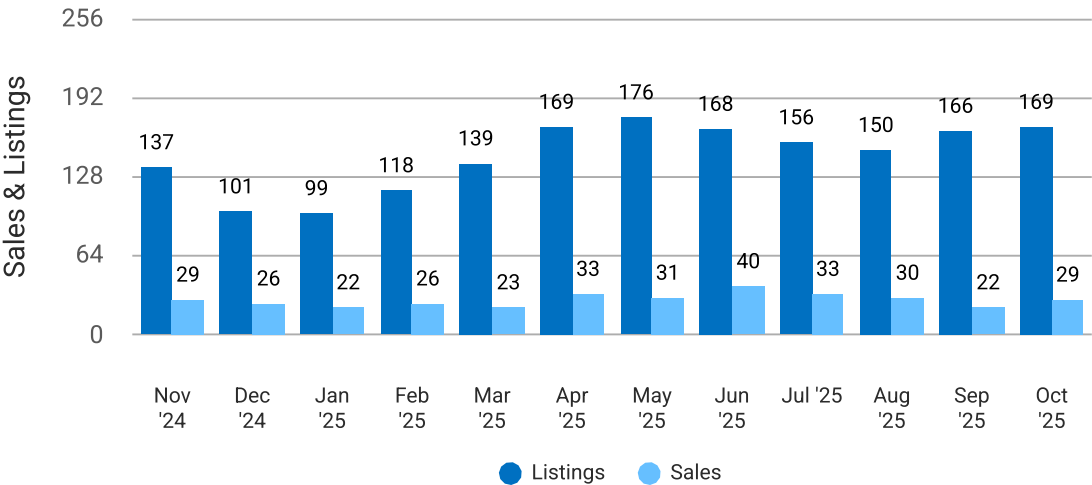
Total Sales and Active Listings in Denver, CO 80206

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



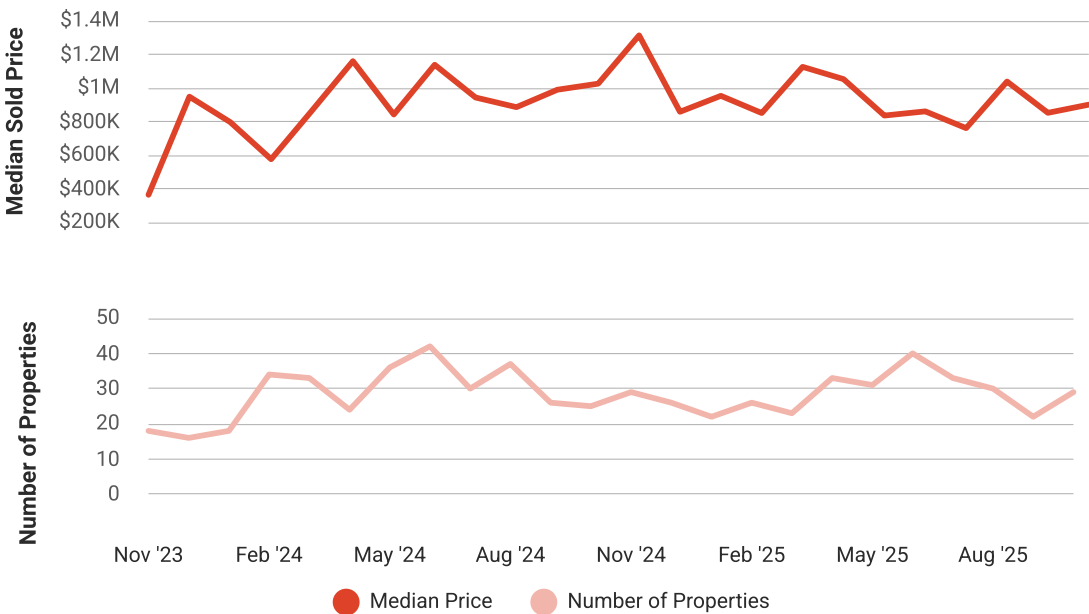
Median Sold Price vs Sold Listings in Denver, CO 80206

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



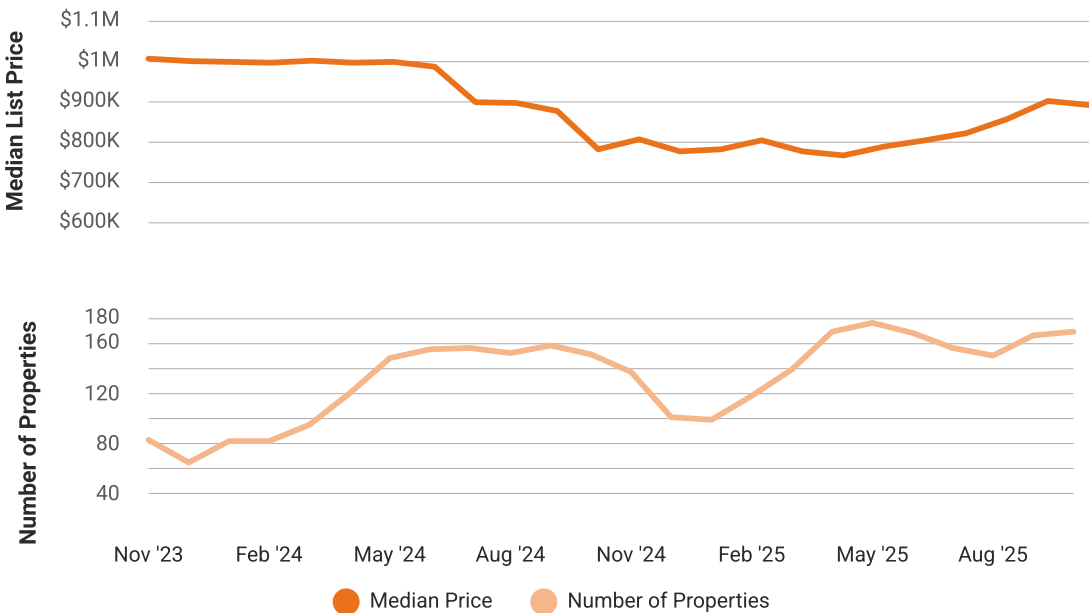
Median List Price vs Active Listings in Denver, CO 80206

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



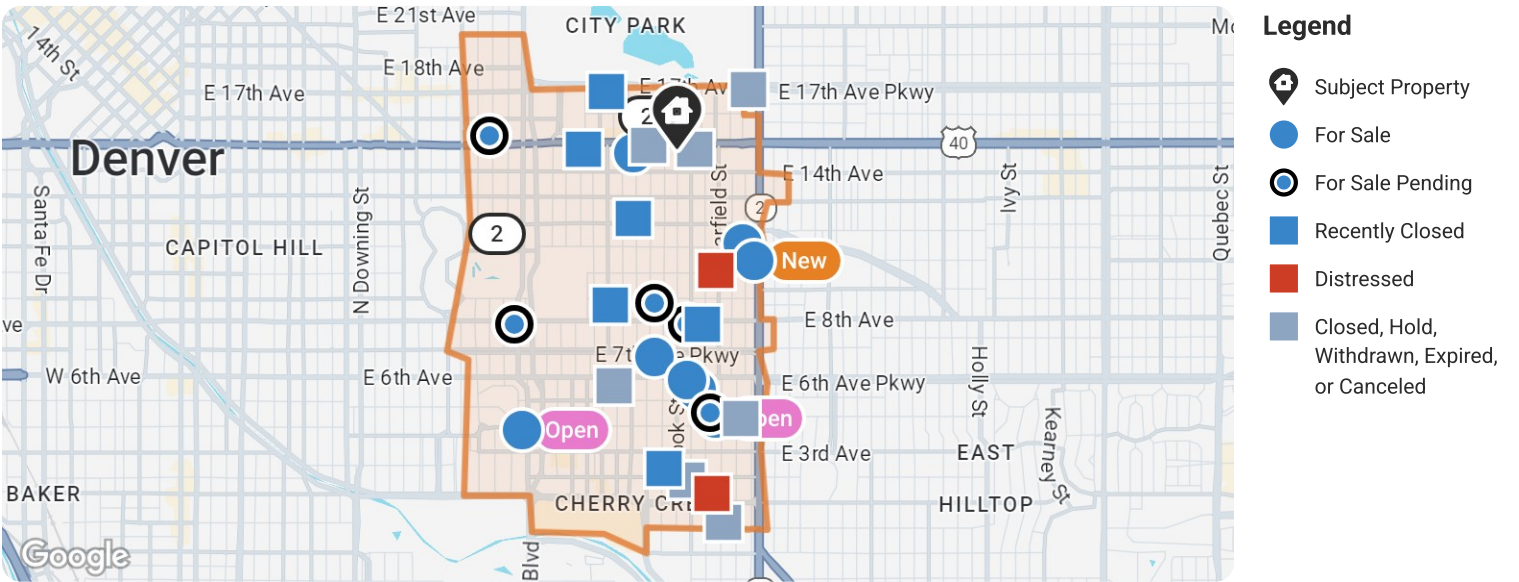
Market Activity

Market Activity Filters

Sort Order: Recently updated
Maximum Properties Per Change Type: 8
Change Types: New Listings, Pending, Expired, Closed, Distressed
Property Types: Single Family, Condo/Townhouse/Apt
Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

Summary

For Sale Activity in the Last 3 Months



	New	Pending	Closed	Distressed	Expired
Number of Properties	8	6	8	2	8
Lowest Listing Price / Est.Value	\$200,000	\$479,000	\$475,000	\$882,000	\$399,995
Median Listing Price / Est.Value	\$1,250,000	\$1,037,250	\$1,050,000	\$1,304,650	\$899,000
Highest Listing Price / Est.Value	\$2,675,000	\$4,900,000	\$1,525,000	\$1,727,300	\$2,295,000
Median Living Area (sqft)	3,134	2,686	1,996	1,886	2,246
Median Price / sqft	\$422	\$387	\$441	\$687	\$417
Average Days in RPR	48	60	50	–	120
Median Days in RPR	47	60	26	–	71
Median Age	77	101	64	74	26
Source	Listings	Listings	Public Records & Listings	Public Records & Listings	Listings

Pricing Strategy

This chart compares the high, low and median price of homes in various listing statuses in the subject property's ZIP code to help determine the asking price for the subject property. The prices of the Selected Comps are closed prices where available.

	For Sale or For Lease Listings	Pending Sales	Distressed	Expired Listings	Closed
Lowest Price	\$200,000	\$479,000	\$1,727,300	\$310,000	\$297,500
Median Price	\$395,000	\$2,539,500	\$1,727,300	\$1,147,374	\$542,500
Highest Price	\$1,775,000	\$4,600,000	\$1,727,300	\$21,000,000	\$1,525,000
Median Price per sq.ft.	\$442	\$1,219	\$703	\$434	\$437
Median Days in RPR	6	227	–	114	54

Sold Price Comparison

This section compares prices for 9 properties in the subject property's ZIP code with a similar number of beds and baths, sold within the past 90 days.

	Sold Price	Price Per Sq. Ft.
Lowest Price	\$405,000	\$414
Median Price	\$840,000	\$726
Highest Price	\$1,650,000	\$1,237

CMA Summary

This section compares the prices of agent-selected properties near the subject property.

Average of Comps	–
Adjustments	–
Result of CMA Analysis	– (or – per sq ft)

Refined Value Summary

This section uses property characteristics, home improvements made, and market conditions.

Original Estimated Value	\$491,560
Changes Based on Home Facts	–
Home Improvement Adjustments	–
Needed Improvement Adjustments	–
Market Condition Adjustments	–
Estimate + Adjustments	\$491,560 (or \$756 per sq ft)