

DENVER NEIGHBORHOOD COMPARISON WORKBOOK

Compare neighborhoods based on your priorities— not someone else's.

Use this workbook to compare housing, commute, parks, schools, amenities, daily rhythm, price position, and long-term fit across up to three Denver-area neighborhoods.

USE THIS WORKBOOK TO

- Define the lifestyle qualities that matter most
- Compare three neighborhoods using consistent criteria
- Identify the tradeoffs you are willing to make
- Choose the neighborhood most likely to fit now and over time

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The goal is not to find the “best” neighborhood.

It is to identify the neighborhood that best fits your life, priorities, budget, and long-term plans.

01

Understanding Your Lifestyle

Rate each item from 1 (low) to 5 (essential)

Before comparing neighborhoods, identify what matters most in your daily life. These ratings become your personal weighting system.

LIFESTYLE IMPORTANCE RATINGS

Walkability					
	1	2	3	4	5
Quiet streets					
	1	2	3	4	5
Commute time					
	1	2	3	4	5
Parks and trails					
	1	2	3	4	5
Restaurants and coffee					
	1	2	3	4	5
Schools or childcare					
	1	2	3	4	5
Privacy					
	1	2	3	4	5
Yard or outdoor space					
	1	2	3	4	5
Architectural character					
	1	2	3	4	5
Newer construction					
	1	2	3	4	5
Low maintenance					
	1	2	3	4	5
Community events					
	1	2	3	4	5
Transit access					
	1	2	3	4	5
Shopping and groceries					
	1	2	3	4	5
Long-term resale potential					
	1	2	3	4	5

YOUR THREE MOST IMPORTANT LIFESTYLE PRIORITIES

1.

2.

3.

Neighborhood Priorities

Separate non-negotiables from flexible preferences

Use the three columns to define what you must have, what you strongly prefer, and where you are willing to remain flexible.

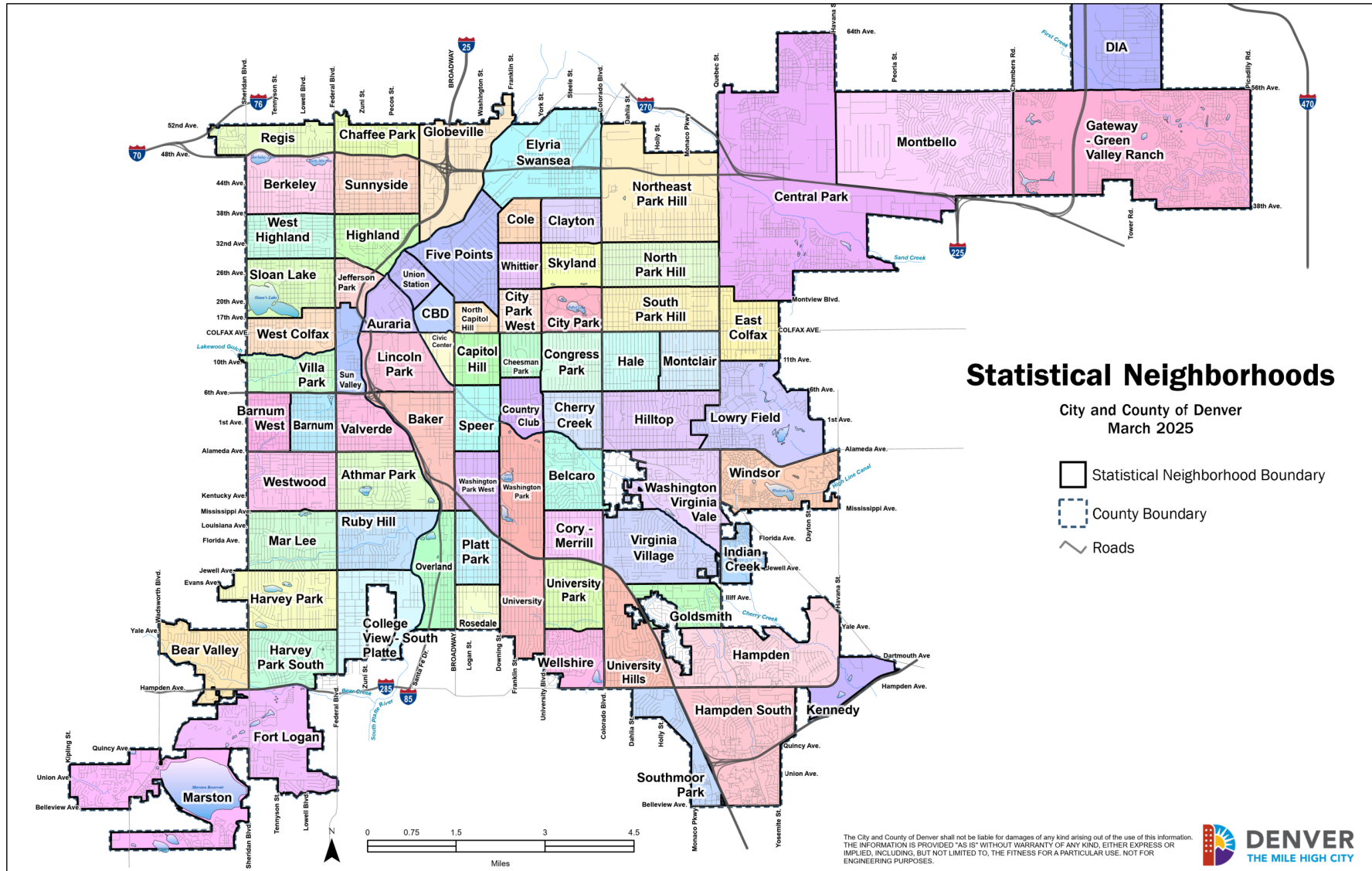
MUST HAVE	STRONG PREFERENCE	FLEXIBLE

PROMPTS TO CONSIDER

- | | |
|-----------------------|---|
| Housing | Home type, age, style, lot, size, condition, maintenance |
| Lifestyle | Walkability, activity, privacy, restaurants, community rhythm |
| Transportation | Commute, transit, bike access, airport access, parking |
| Outdoors | Parks, trails, recreation, mature trees, open space |
| Community | Schools, gatherings, neighborhood identity, social connection |
| Long-term fit | Future household needs, resale, adaptability, ownership costs |

Official Denver Statistical Neighborhoods Map

City and County of Denver | March 2025



USE THE MAP TO IDENTIFY AREAS TO RESEARCH

Official boundaries may differ from commonly used neighborhood names.

RESEARCH

VISIT

COMPARE

Compare Three Neighborhoods

Use facts, observations, and your own impressions

	NEIGHBORHOOD A	NEIGHBORHOOD B	NEIGHBORHOOD C
Housing style / architecture			
Typical price position			
Commute / transportation			
Walkability			
Parks / recreation			
Restaurants / coffee			
Shopping / groceries			
Schools / childcare			
Community feel			
Noise / activity level			
Future development			
Resale / long-term fit			
Personal fit			
Overall impression			

QUESTIONS OR INFORMATION STILL NEEDED

Daily Life Comparison

Imagine living there—not just touring there

Picture an ordinary weekday and weekend. Record what daily life may actually feel like in each neighborhood.

Saturday morning: coffee, parks, errands	A	B	C
Weekday commute or school routine	A	B	C
Evening walk and neighborhood activity	A	B	C
Grocery shopping and daily services	A	B	C
Visiting friends, family, or entertainment	A	B	C
Outdoor recreation and pet routines	A	B	C

WHICH NEIGHBORHOOD FEELS EASIEST TO IMAGINE AS HOME—AND WHY?

Housing, Architecture & Property Types

Neighborhood fit and property fit are connected. Consider whether the housing stock supports your preferred lifestyle, budget, and renovation tolerance.

PROPERTY TYPES YOU WOULD CONSIDER

- ☐ Historic bungalow
- ☐ Mid-century home
- ☐ New construction
- ☐ Condominium
- ☐ Major renovation opportunity
- ☐ Victorian / early 1900s
- ☐ Newer single-family home
- ☐ Townhome
- ☐ Patio / low-maintenance home
- ☐ Luxury / custom home

HOUSING-STOCK COMPARISON

Criteria	Neighborhood A	Neighborhood B	Neighborhood C
Common home styles			
Typical condition			
Lot / outdoor space			
Renovation opportunity			
HOA / maintenance model			
Resale considerations			

ARCHITECTURAL AND FUNCTIONAL QUESTIONS

07

Tradeoff Analysis

Identify what you would exchange—and what you would not

Most buyers cannot maximize every priority at once. Use these questions to identify the tradeoffs that feel acceptable.

			Y	M	N
Smaller home	in exchange for	Better walkability	☐	☐	☐
Longer commute	in exchange for	Larger lot or more space	☐	☐	☐
Older home	in exchange for	Architectural character	☐	☐	☐
Higher HOA dues	in exchange for	Lower exterior maintenance	☐	☐	☐
Higher purchase price	in exchange for	Stronger long-term fit	☐	☐	☐
Fewer amenities	in exchange for	More privacy and quiet	☐	☐	☐
Less-updated home	in exchange for	Preferred neighborhood	☐	☐	☐
Smaller yard	in exchange for	Closer parks and trails	☐	☐	☐

TRADEOFFS I AM WILLING TO MAKE
ACCEPTABLE

NOT ACCEPTABLE

Consider both the neighborhood you need today and the one you may need several years from now.

Future consideration	Neighborhood A	Neighborhood B	Neighborhood C
Fit in 3–5 years			
Fit in 10 years			
Household or family changes			
Remote-work or commute changes			
Pets / outdoor needs			
Aging or accessibility			
Renovation / expansion potential			
Future resale audience			
Ownership-cost stability			
Development or change risk			

WHAT FUTURE CHANGE WOULD MOST AFFECT THIS DECISION?

My Neighborhood Decision Summary

Bring the comparison together

NEIGHBORHOOD A

Overall fit score (1–10)

NEIGHBORHOOD B

Overall fit score (1–10)

NEIGHBORHOOD C

Overall fit score (1–10)

BIGGEST STRENGTHS

BIGGEST CONCERNS OR UNANSWERED QUESTIONS

MY CURRENT RANKING

1.
2.
3.

FINAL DECISION CHECK

- ☐ I separated facts from impressions
- ☐ I understand the key tradeoffs
- ☐ I considered long-term fit

QUESTIONS TO RESEARCH OR DISCUSS WITH MICHAEL