

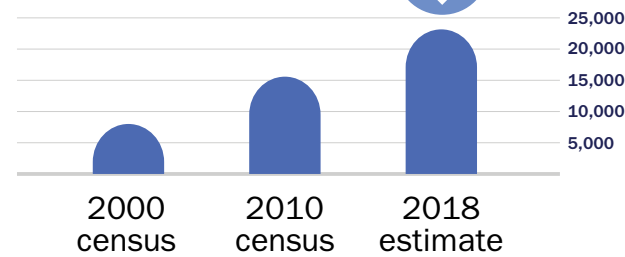


Residents

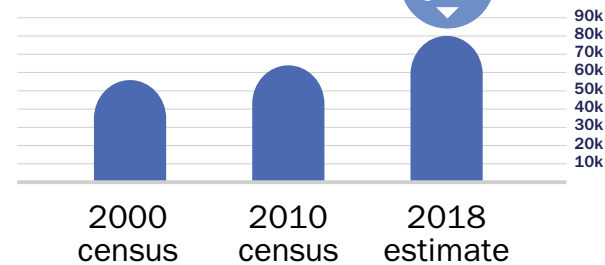
Attracted to vibrant walkable districts and high-quality residential amenities, more people than ever before are choosing to live in Downtown Denver and its center city neighborhoods.

- + 80,271 people live in the center city boundary and 22,801 live in the Downtown Denver boundary.
- + The City of Denver has experienced rapid growth in recent years, adding over 100,000 residents since 2010. While annual population growth has slowed slightly from its peak in 2015, the city continues to add close to 30 people each day.
- + 4,525 residential units are under construction or planned for development in Downtown Denver.
- + The average rent for a one-bedroom apartment in Downtown Denver is \$1,734 and the average rent for a one-bedroom apartment in the center city is \$1,462.
- + The average price of the 537 homes sold in Downtown Denver in 2017 was \$583,000, and homes sold for an average of \$458/sf. In the center city neighborhoods, 1,535 homes sold in 2017 for an average sales price of \$495,000 at an average of \$411/sf.
- + The recent wave of apartment construction in Downtown Denver has brought the ratio of jobs to apartment units to a healthy 5.9 jobs per unit. According to a CBRE study, that ratio remains higher than many other peer markets, showing additional potential demand for apartment homes.

Downtown Denver Residential Growth



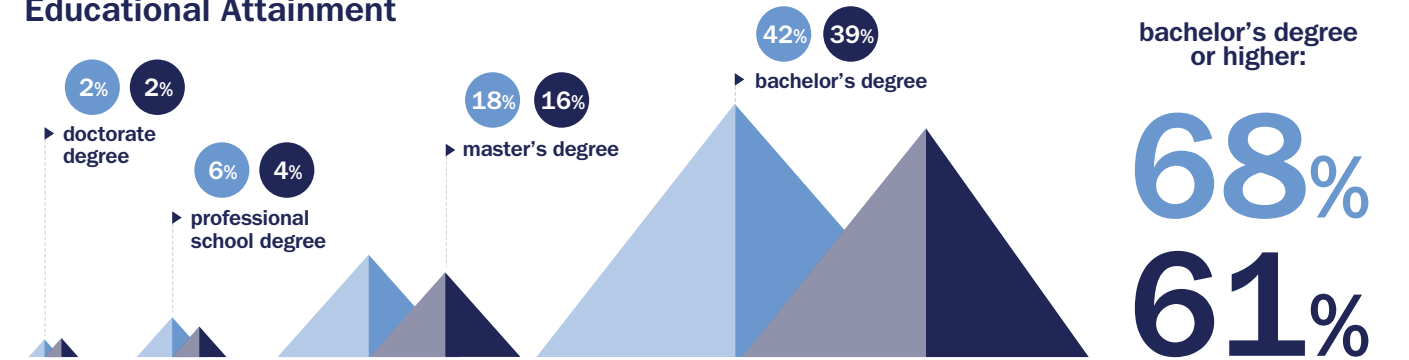
Center City Residential Growth



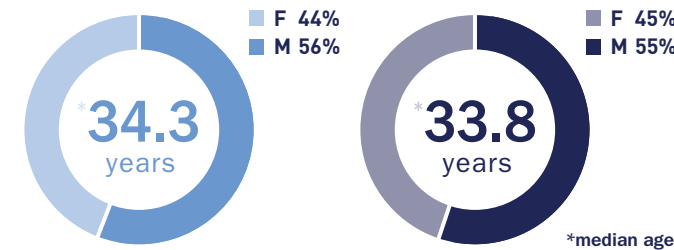
Downtown Denver demographics

Center City Neighborhood demographics

Educational Attainment



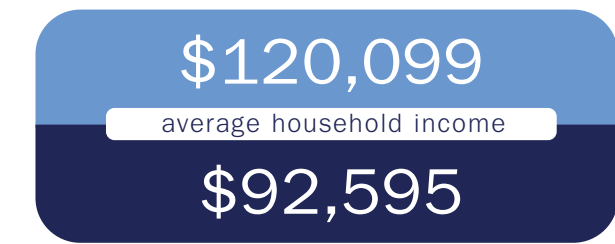
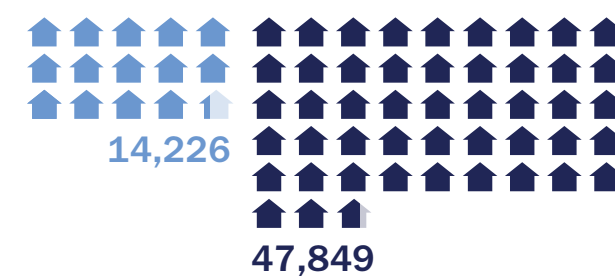
Age & Gender



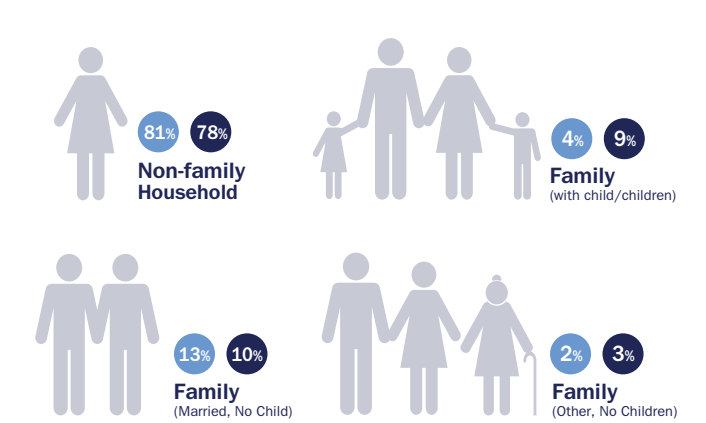
Race / Ethnicity



Households



Household Types



Average Household Size

