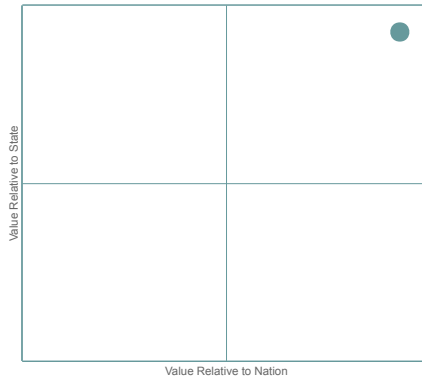
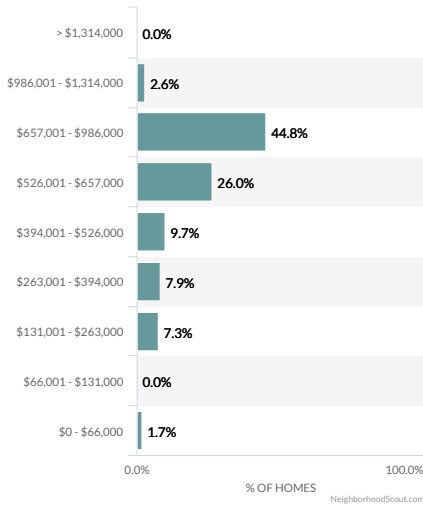


THE 4594 S AKRON ST NEIGHBORHOOD REAL ESTATE

MEDIAN HOME VALUE: ⚡
\$644,154

MEDIAN REAL ESTATE TAXES:
\$4,086 (0.6% effective rate)

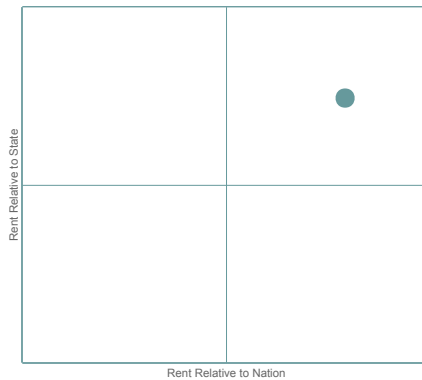
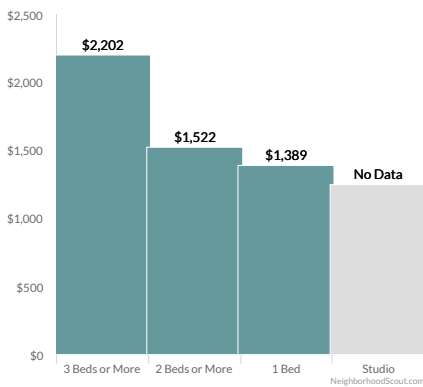
NEIGHBORHOOD HOME PRICES



YEARS OF AVERAGE RENT NEEDED TO BUY AVERAGE HOME IN THIS NEIGHBORHOOD
14 YEARS AND 10 MONTHS

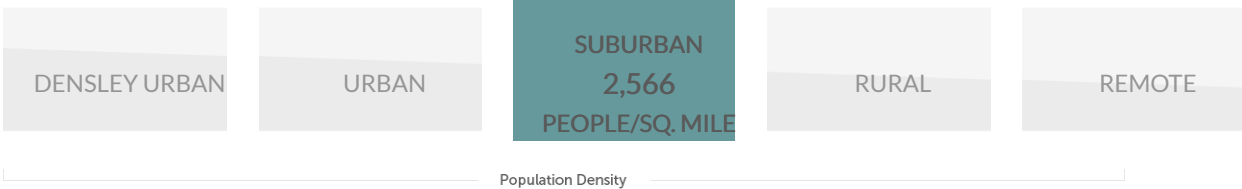
AVERAGE MARKET RENT:
\$1,579 / per month

MEDIAN MONTHLY RENT BY NUMBER OF BEDROOMS

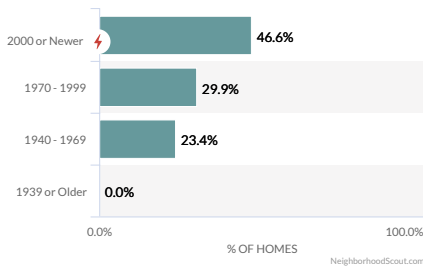


COASTAL
 LAKEFRONT
 FARMS

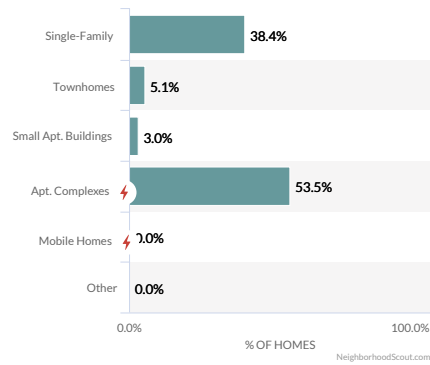
NEIGHBORHOOD LOOK AND FEEL



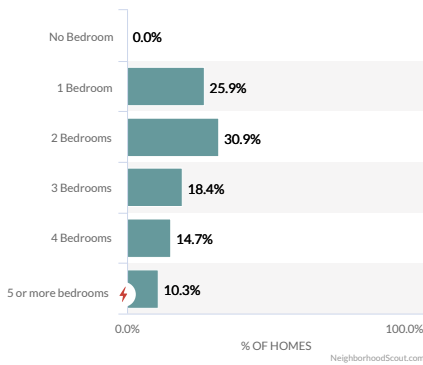
AGE OF HOMES ⚡



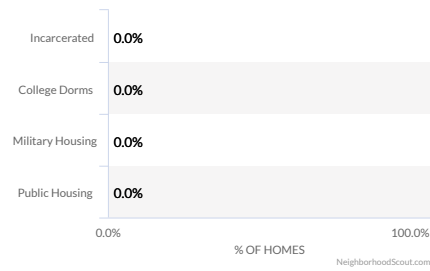
TYPES OF HOMES ⚡



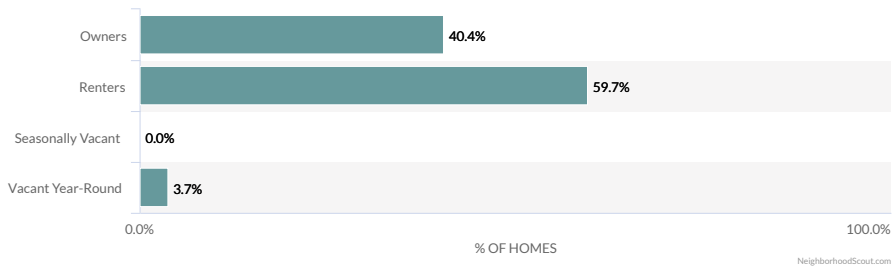
HOME SIZE ⚡















SPECIAL PURPOSE HOUSING



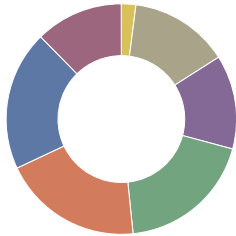
HOMEOWNERSHIP RATE



THE 4594 S AKRON ST NEIGHBORHOOD DEMOGRAPHICS

 Young Single Professionals	96.4%	Excellent
 Luxury Communities	83.7%	Very Good
 Retirement Dream Areas	70.5%	Good
 Family Friendly	43.6%	Poor
 College Student Friendly	24.5%	Poor
 Vacation Home Locations		Poor
 First Time Homebuyers		Poor
 Hip Trendy	69.1%	Fair
 Urban Sophisticates	67.6%	Fair
 Quiet	43.1%	Poor
 Walkable	30.0%	Poor
 Nautical		Poor

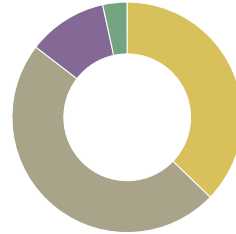
AGE



● Under 5 Years: 2.5%
● 5 To 17: 17.4%
● 18 To 24: 16.4%
● 25 To 34: 23.9%
● 35 To 54: 24.4%
● 55 To 64: 24.4%
● 65 Years And Over: 15.4%

NeighborhoodScout.com

MARITAL STATUS

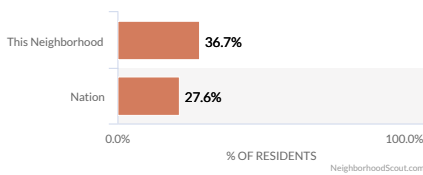


● Single: 36.7%
● Married: 47.6%
● Divorced: 11.0%
● Widowed: 3.4%

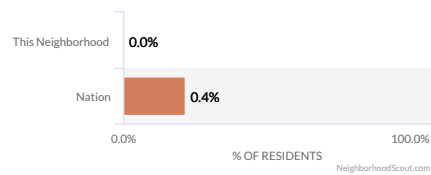
NeighborhoodScout.com



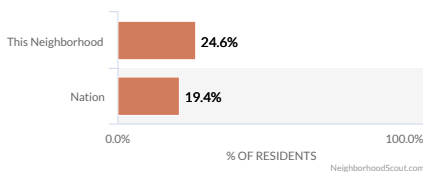
ONE PERSON HOUSEHOLDS



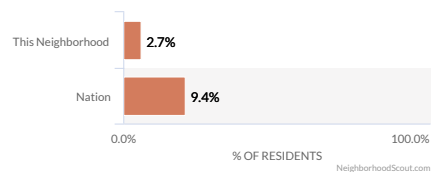
SAME SEX PARTNERS

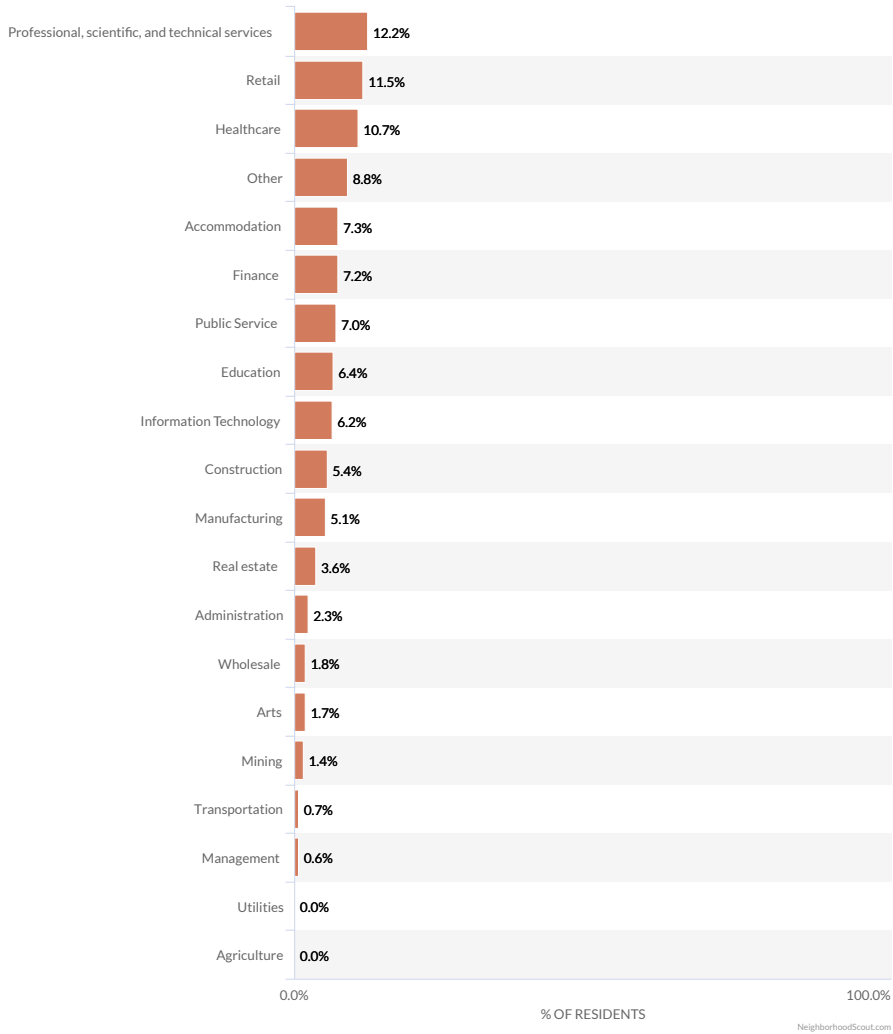


MARRIED COUPLE WITH CHILD

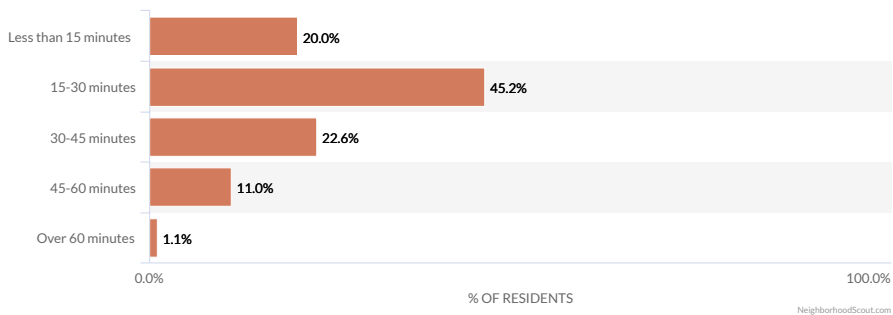


SINGLE PARENT WITH CHILD

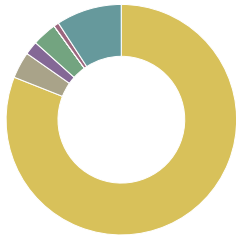




AVERAGE ONE-WAY COMMUTE TIME



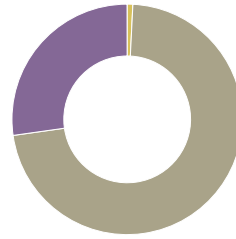
MEANS OF TRANSPORT



- Drives Alone: 89.1%
- Carpool: 4.1%
- Bus: 2.1%
- Subway / Train: 3.8%
- Ferry: 0.0%
- Bike: 0.0%
- Walk: 0.8%
- Work at Home: 10.1%

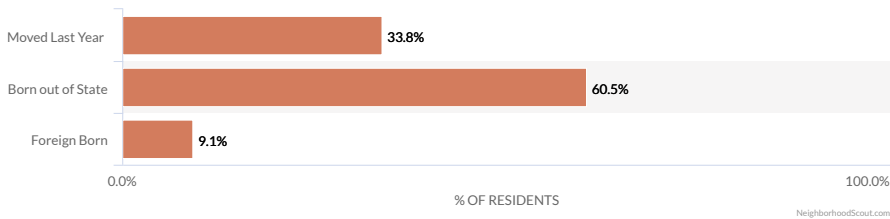
NeighborhoodScout.com

VEHICLES PER HOUSEHOLD



- 0 Vehicles: 0.8%
- 1 or 2 Vehicles: 73.1%
- 3 or More Vehicles: 27.6%

NeighborhoodScout.com



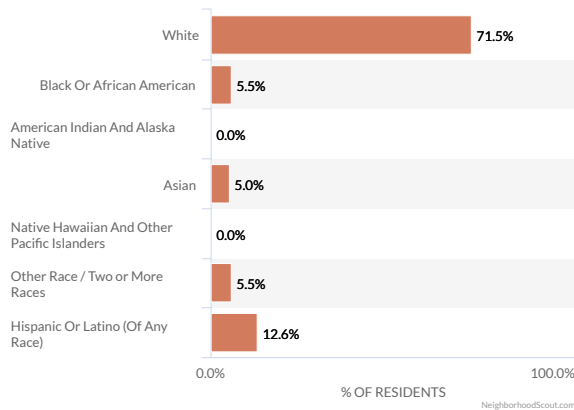
NeighborhoodScout.com

DIVERSITY INDEX

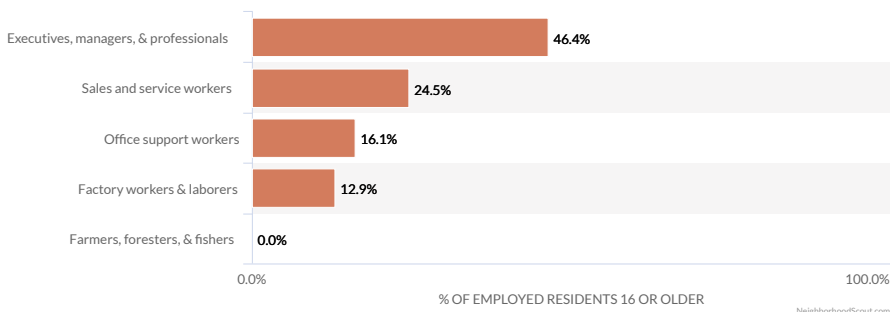
73

(100 is the most diverse)

More diverse than 73% of U.S. neighborhoods.

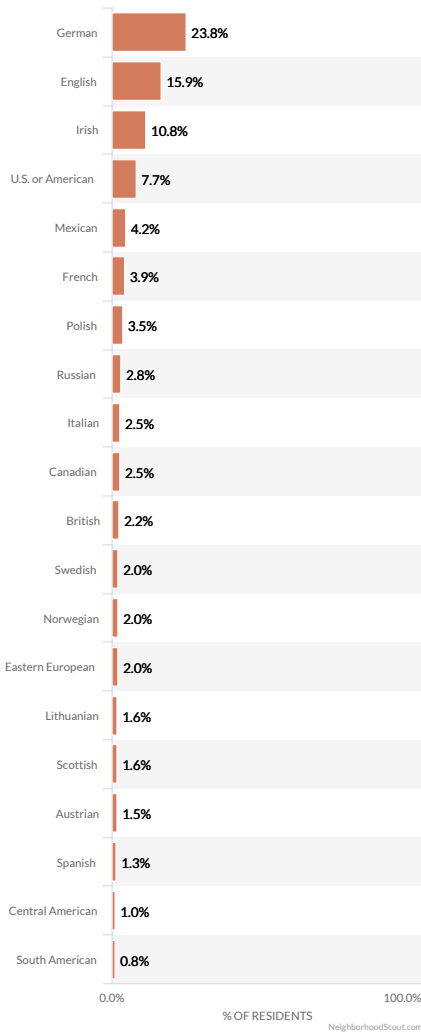


NeighborhoodScout.com

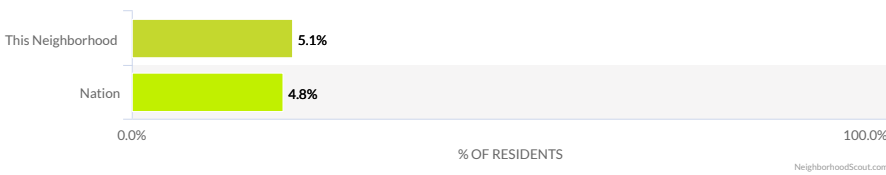
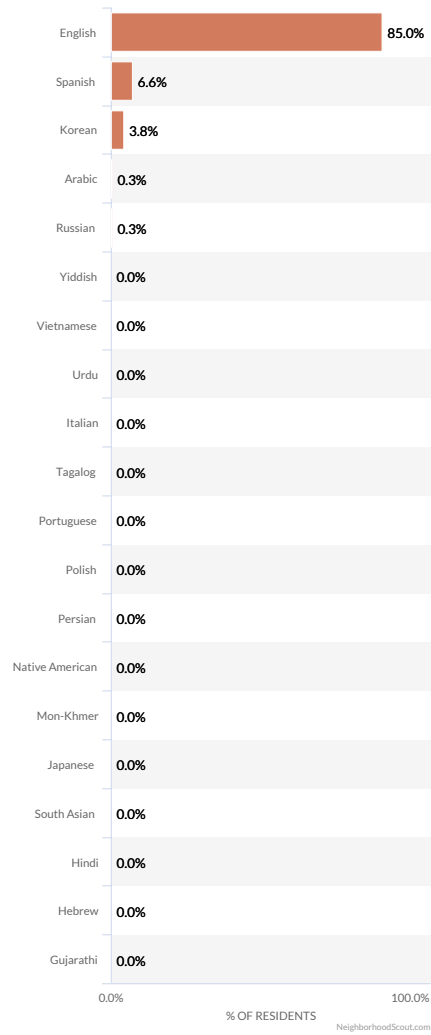


NeighborhoodScout.com

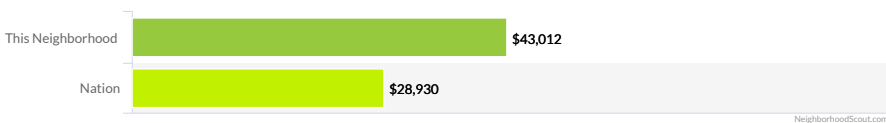
ANCESTRY (TOP 20)



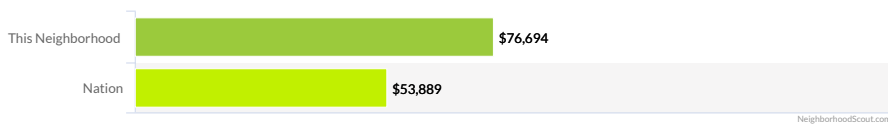
LANGUAGES SPOKEN (TOP 20)



PER CAPITA INCOME

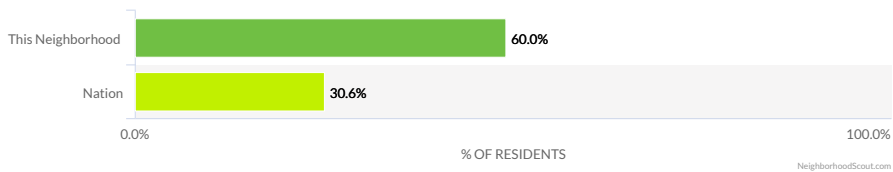


MEDIAN HOUSEHOLD INCOME

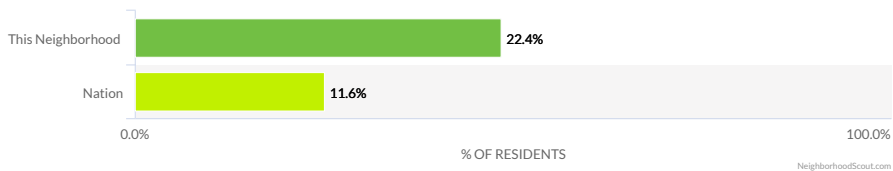


EDUCATION ⚡

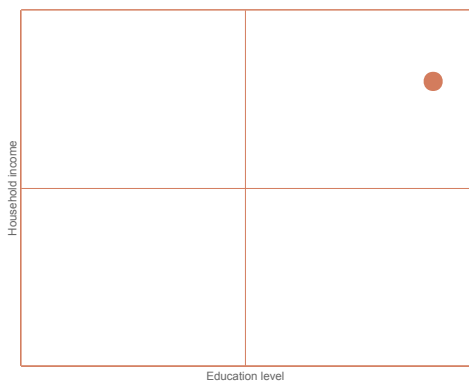
PERCENT WITH COLLEGE DEGREE



PERCENT WITH ADVANCE DEGREE



INCOME & EDUCATION



THE 4594 S AKRON ST NEIGHBORHOOD CRIME

TOTAL CRIME INDEX

31
 (100 is safest)

Safer than 31% of U.S. neighborhoods.

NEIGHBORHOOD ANNUAL CRIMES			
	VIOLENT	PROPERTY	TOTAL
Number of Crimes	9	74	83
Crime Rate (per 1,000 residents)	4.00	32.89	36.89

VIOLENT CRIME INDEX

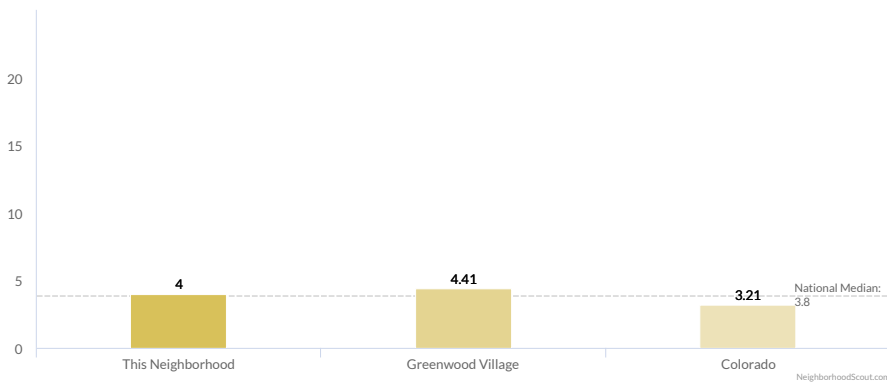
35
 (100 is safest)

Safer than 35% of U.S. neighborhoods.

VIOLENT CRIME INDEX BY TYPE

MURDER INDEX	RAPE INDEX	ROBBERY INDEX	ASSAULT INDEX
59 <small>100 is safest</small>	12 <small>100 is safest</small>	34 <small>100 is safest</small>	40 <small>100 is safest</small>

VIOLENT CRIME COMPARISON (PER 1,000 RESIDENTS)



MY CHANCES OF BECOMING A VICTIM OF A VIOLENT CRIME

1 IN 250
 in this Neighborhood

1 IN 227
 in Greenwood Village

1 IN 312
 in Colorado

GREENWOOD VILLAGE VIOLENT CRIMES

POPULATION: **15,663**

	MURDER	RAPE	ROBBERY	ASSAULT
Report Total	0	11	12	46
Rate per 1,000	0.00	0.70	0.77	2.94

UNITED STATES VIOLENT CRIMES

POPULATION: **321,418,820**

	MURDER	RAPE	ROBBERY	ASSAULT
Report Total	15,696	124,047	327,374	764,449
Rate per 1,000	0.05	0.39	1.02	2.38

PROPERTY CRIME INDEX

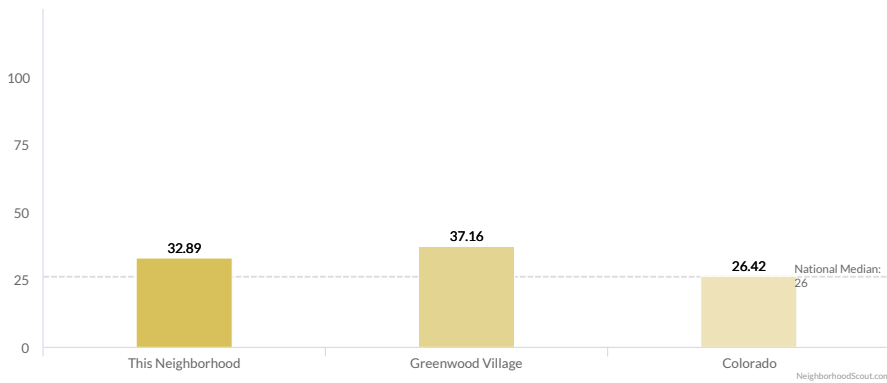
29

(100 is safest)

Safer than 29% of U.S. neighborhoods.

PROPERTY CRIME INDEX BY TYPE		
BURGLARY INDEX	THEFT INDEX	MOTOR VEHICLE THEFT
41	25	76
<small>100 is safest</small>	<small>100 is safest</small>	<small>100 is safest</small>

PROPERTY CRIME COMPARISON (PER 1,000 RESIDENTS)



MY CHANCES OF BECOMING A VICTIM OF A PROPERTY CRIME	
1 IN 30	<small>in this Neighborhood</small>
1 IN 27	<small>in Greenwood Village</small>
1 IN 38	<small>in Colorado</small>

GREENWOOD VILLAGE PROPERTY CRIMES

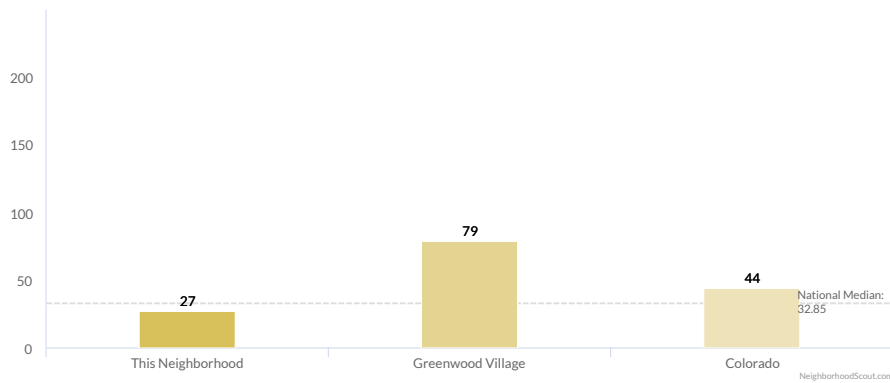
POPULATION: **15,663**

	BURGLARY	THEFT	MOTOR VEHICLE THEFT
Report Total	73	481	28
Rate per 1,000	4.66	30.71	1.79

UNITED STATES PROPERTY CRIMES

POPULATION: **321,418,820**

	BURGLARY	THEFT	MOTOR VEHICLE THEFT
Report Total	1,579,527	5,706,346	707,758
Rate per 1,000	4.91	17.75	2.20



THE 4594 S AKRON ST NEIGHBORHOOD SCHOOLS

SCHOOL QUALITY

85

(100 is best)

Better than 85% of U.S. schools.

NEIGHBORHOOD SCHOOL QUALITY RATING

Rates the quality of all K-12 public schools that your children would be exposed to if you lived in this neighborhood. ⓘ

SCHOOL DETAILS	GRADES	QUALITY RATING COMPARED TO CO	QUALITY RATING COMPARED TO NATION
Bellevue Elementary School 4851 South Dayton Street Greenwood Village, CO, 80111	PK-05	10	10
Campus Middle School 4785 South Dayton Street Greenwood Village, CO, 80111	06-08	9	10
Cherry Creek High School 9300 East Union Avenue Greenwood Village, CO, 80111	09-12	9	9

* Depending on where you live in this neighborhood, your children may attend these schools or other schools outside the neighborhood. Always check with your local school department to determine which schools your children may attend based on your specific address and your child's grade-level.

Adults In Neighborhood With College Degree Or Higher	60.0%
Children In The Neighborhood Living In Poverty	7.5%

THIS NEIGHBORHOOD IS SERVED BY 1 DISTRICT:

54,228
Students Enrolled in This District

64
Schools in District

18
Students Per Classroom

DISTRICT QUALITY COMPARED TO COLORADO ⚡

10

(10 is best)

Better than 90.6% of CO school districts.

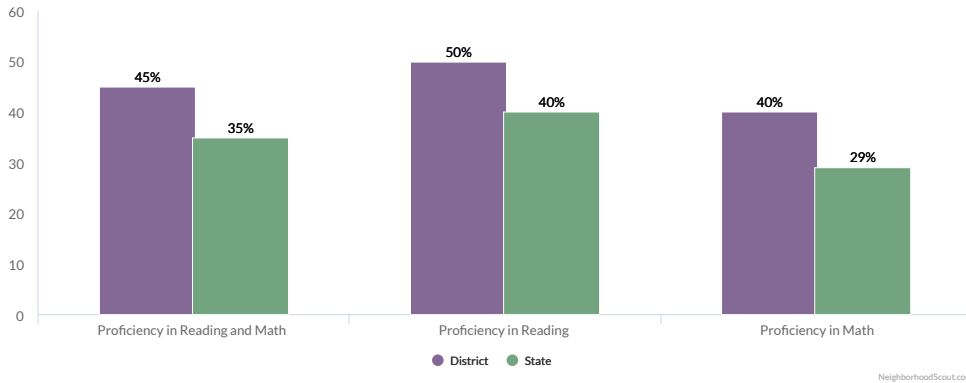
DISTRICT QUALITY COMPARED TO U.S. ⚡

9

(10 is best)

Better than 83.5% of US school districts.

Public School Test Scores (No Child Left Behind) ⚡



School District Enrollment By Group

ETHNIC/RACIAL GROUPS	THIS DISTRICT	THIS STATE
White (non-hispanic)	55.2%	55.0%
Black	11.6%	4.7%
Hispanic	18.7%	32.8%
Asian Or Pacific Islander	8.2%	3.1%
American Indian Or Native Of Alaska	0.5%	0.7%

ECONOMIC GROUPS	THIS DISTRICT	THIS STATE
ECONOMICALLY DISADVANTAGED	26.0%	41.8%
FREE LUNCH ELIGIBLE	20.0%	34.7%
REDUCED LUNCH ELIGIBLE	6.0%	7.1%

Educational Expenditures

FOR THIS DISTRICT	PER STUDENT	TOTAL	% OF TOTAL
Instructional Expenditures	\$6,137	\$325,699,000	61.2%
Support Expenditures			
Student	\$485	\$25,715,000	4.8%
Staff	\$291	\$15,431,000	2.9%
General Administration	\$80	\$4,269,000	0.8%
School Administration	\$423	\$22,473,000	4.2%
Operation	\$656	\$34,789,000	6.5%
Transportation	\$361	\$19,149,000	3.6%
Other	\$331	\$17,544,000	3.3%
Total Support	\$2,626	\$139,370,000	26.2%
Non-instructional Expenditures	\$1,266	\$67,209,000	12.6%
Total Expenditures	\$10,030	\$532,278,000	100.0%

THE 4594 S AKRON ST TRENDS AND FORECAST

OPPORTUNITY ⓘ



Appreciation Potential (3 years)

RATINGS: 1=Very Low 2=Low 3=Moderate 4=High 5=Rising Star

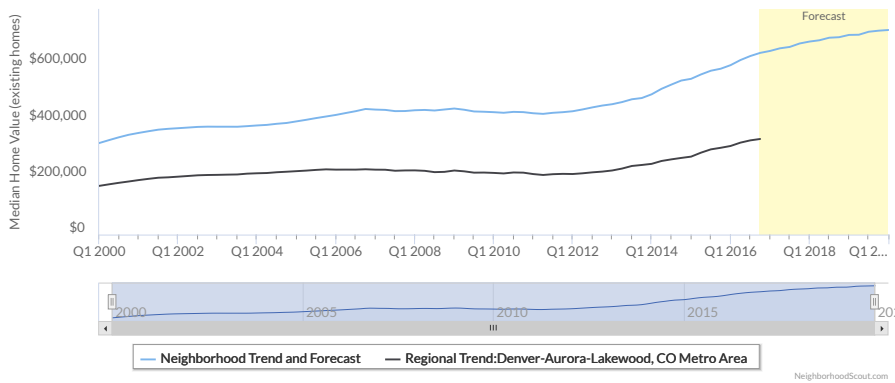
INVESTMENT SECURITY ⓘ



Past Appreciation and existing fundamentals

RATINGS: 1=Very Low 2=Low 3=Moderate 4=High 5=Blue Chip

SCOUT VISION Neighborhood Home Value Trend and Forecast ⓘ



TIME PERIOD	TOTAL APPRECIATION	AVG. ANNUAL RATE	COMPARED TO METRO*	COMPARED TO AMERICA*
3 Year Forecast: 2017 Q1 - 2020 Q1	11.41% ↑	3.67% ↑	7	4
Latest Quarter: 2016 Q3 - 2016 Q4	1.76% ↑	7.24% ↑	7	8
Last 12 Months: 2015 Q4 - 2016 Q4 ⚡	9.55% ↑	9.55% ↑	5	9
Last 2 Years: 2014 Q4 - 2016 Q4 ⚡	17.95% ↑	8.61% ↑	2	9
Last 5 Years: 2011 Q4 - 2016 Q4 ⚡	48.44% ↑	8.22% ↑	4	9
Last 10 Years: 2006 Q4 - 2016 Q4 ⚡	44.66% ↑	3.76% ↑	7	10
Since 2000: 2000 Q1 - 2016 Q4 ⚡	82.05% ↑	3.76% ↑	9	9

* 10 is highest

Pros

Factors likely to drive home values upward over the next few years or indicators of upward trends already underway.

- School Performance
- Income Trend
- Educated Population Trend
- Vacancies

Cons

Impediments to home value appreciation over the next few years or indicators of negative trends already underway.

- Neighborhood Look & Feel
- Regional Housing Market Outlook
- Access to High Paying Jobs

PRICE ADVANTAGE OVER SURROUNDING NEIGHBORHOODS ⓘ



Price advantage score

RATINGS: 1=Strong Disadvantage 2=Disadvantage 3=Similar Price
4=Advantage 5=Strong Advantage

\$261 Neighborhood price per sqft
\$267 Average Nearby Home Price per sqft

ACCESS TO HIGH PAYING JOBS ⓘ



Jobs score

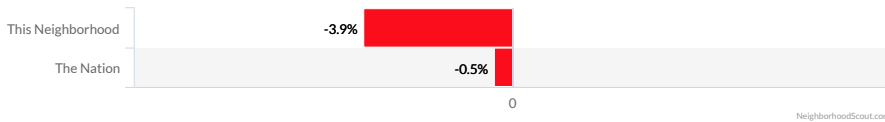
RATINGS: 1=Limited 2=Below Average 3=Average 4=Very Good
5=Excellent

JOBS WITHIN AN HOUR

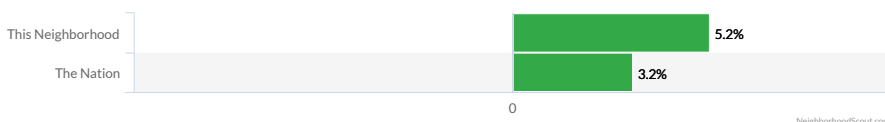
WITHIN	HIGH-PAYING* JOBS
5 minutes	372
10 minutes	1408
15 minutes	3694
20 minutes	25125
30 minutes	164345
45 minutes	530274
60 minutes	639433

*Annual salary of \$75,000 or more

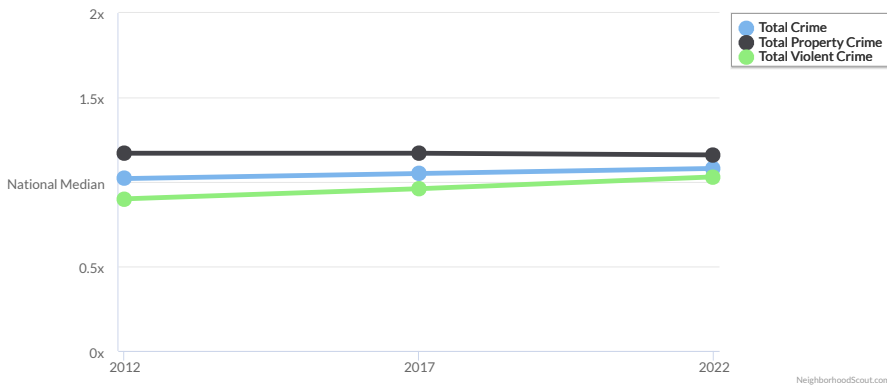
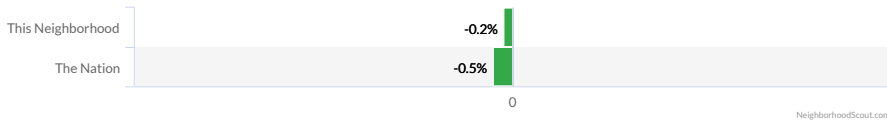
AVG. ANNUAL HOMEOWNERSHIP TREND Over last 5 years ⚡



AVG. ANNUAL RENT PRICE TREND Over last 5 years



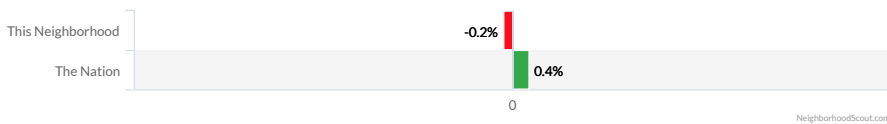
AVG. ANNUAL VACANCY TRENDS Over last 5 years



AVG. ANNUAL CHANGE IN COLLEGE GRADUATES Over last 5 years



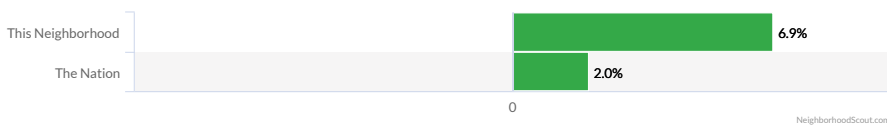
AVG. ANNUAL CHANGE IN K-12 SCHOOL PERFORMANCE Over last 5 years



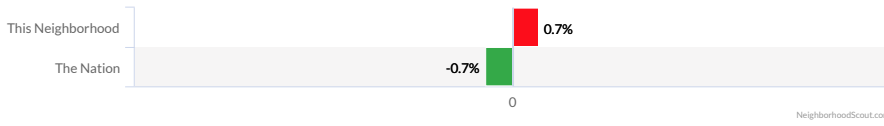
AVG ANNUAL CHANGE IN PER CAPITA INCOME Over last 5 years



AVG ANNUAL CHANGE IN HOUSEHOLD INCOME Over last 5 years ⚡

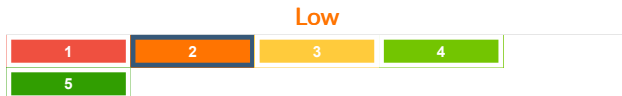


AVG ANNUAL CHANGE IN UNEMPLOYMENT RATE Over last 5 years



DISTANCE FROM LOCATION	POPULATION 5 YEARS AGO	CURRENT POPULATION	PERCENT CHANGE
Half Mile	401	416	0.75% ↑
1 Mile	5,628	6,422	2.82% ↑
3 Miles	73,605	92,518	5.14% ↑
5 Miles	230,551	277,878	4.11% ↑
10 Miles	931,796	1,122,402	4.09% ↑
15 Miles	1,500,226	1,835,668	4.47% ↑
25 Miles	2,382,682	2,866,743	4.06% ↑
50 Miles	3,100,147	3,713,221	3.96% ↑

DENVER-AURORA-LAKEWOOD, CO METRO AREA REGIONAL INVESTMENT POTENTIAL ⓘ

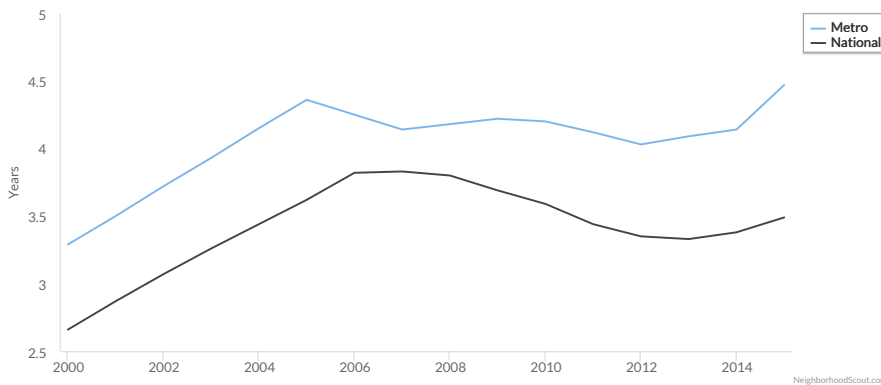


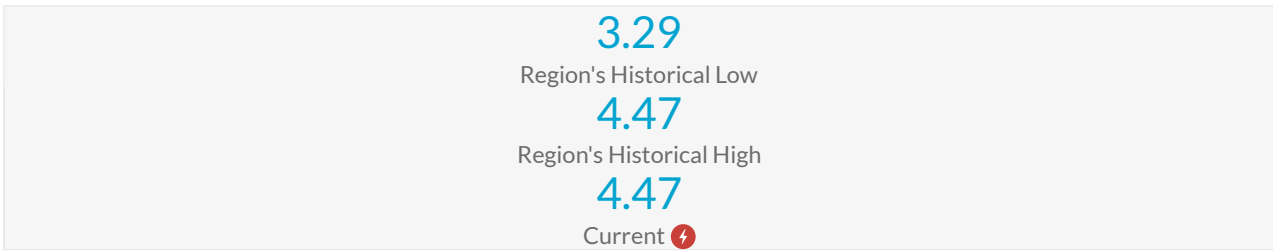
Regional Appreciation Potential (3yr)

RATINGS: 1=Very Low 2=Low 3=Moderate 4=High 5=Very High

HOUSING AFFORDABILITY TRENDS: DENVER-AURORA-LAKEWOOD, CO METRO AREA ⓘ

Years of average household income needed to buy average home





REGIONAL 1 AND 2 YEAR GROWTH TRENDS i

REGIONAL TREND	LAST 2 YEARS	COMPARED TO NATION*	LAST 1 YEAR	COMPARED TO NATION*
Population Growth	4.24% ↑	10 ⚡	2.18% ↑	10 ⚡
Job Growth	5.68% ↑	9 ⚡	4.22% ↑	10 ⚡
Income Trend (Wages)	11.37% ↑	9 ⚡	3.74% ↑	6
Unemployment Trend	-1.72% ↓	7	-0.66% ↓	6
Stock Performance of Region's Industries	13.34% ↑	6	23.23% ↑	4
Housing Added	2.66% ↑	10 ⚡	1.25% ↑	10 ⚡
Vacancy Trend	32.40% ↑	1 ⚡	36.80% ↑	1 ⚡

* 10 is highest

Disclaimer

Forecasts of potential occurrences or non-occurrences of future conditions and events are inherently uncertain. Actual results may differ materially from what is predicted in any information provided by location inc. Nothing contained in or generated by a Location Inc. Product or services is, or should be relied upon as, a promise or representation as to the future performance or prediction of real estate values. No representation is made as to the accuracy of any forecast, estimate, or projection. Location Inc. Makes no express or implied warranty and all information and content is provided "As is" without any warranties of any kind. Location inc. Expressly disclaims any warranty of accuracy or predictability, and any warranty of merchantability and fitness for a particular purpose. Location Inc. Further disclaims any liability for damages, loss, or injury arising out of the use this site and the data. All risks associated with using the site and the data are borne by the user at user's sole cost and expense. By using the site you agree to our [Terms of Use](#).

ABOUT THE 4594 S AKRON ST NEIGHBORHOOD

Real Estate Prices and Overview

This neighborhood's median real estate price is \$644,154, which is more expensive than 92.6% of the neighborhoods in Colorado and 92.6% of the neighborhoods in the U.S.

The average rental price in this neighborhood is currently \$1,579, based on NeighborhoodScout's exclusive analysis. The average rental cost in this neighborhood is higher than 74.4% of the neighborhoods in Colorado.

This is a suburban neighborhood (based on population density) located in Greenwood Village, Colorado.

This neighborhood's real estate is primarily made up of small (studio to two bedroom) to medium sized (three or four bedroom) apartment complexes/high-rise apartments and single-family homes. Most of the residential real estate is owner occupied. Many of the residences in this neighborhood are newer, built in 2000 or more recently. A number of residences were also built between 1970 and 1999.

In this neighborhood, the current vacancy rate is 3.7%, which is a lower rate of vacancies than 83.8% of all neighborhoods in the U.S. This means that the housing supply in this neighborhood is very tight compared to the demand for property here.

Notable & Unique Neighborhood Characteristics

When you see a neighborhood for the first time, the most important thing is often the way it looks, like its homes and its setting. Some places look the same, but they only reveal their true character after living in them for a while because they contain a unique mix of occupational or cultural groups. This neighborhood is very unique in some important ways, according to NeighborhoodScout's exclusive exploration and analysis.

Notable & Unique: Diversity

Did you know that this neighborhood has more Canadian and Eastern European ancestry people living in it than nearly any neighborhood in America? It's true! In fact, 2.5% of this neighborhood's residents have Canadian ancestry and 2.0% have Eastern European ancestry.

This neighborhood is also pretty special linguistically. Significantly, 3.8% of its residents five years old and above primarily speak Korean at home. While this may seem like a small percentage, it is higher than 98.3% of the neighborhoods in America.

Notable & Unique: Migration / Stability

Do you like to be surrounded by people from all over the country or world, with different perspectives and life experiences? Or do you instead prefer to be in a neighborhood where most residents have lived there for a long time, creating a sense of cohesiveness? NeighborhoodScout's analysis reveals that this neighborhood stands out among American neighborhoods for the uniqueness of the mobility of its residents. In this neighborhood, a greater proportion of the residents living here today did not live here five years ago than is found in 95.9% of U.S. Neighborhoods. This neighborhood, more than almost any other in America, has new residents from other areas.

The Neighbors

The Neighbors: Income

There are two complementary measures for understanding the income of a neighborhood's residents: the average and the extremes. While a neighborhood may be relatively wealthy overall, it is equally important to understand the rate of people - particularly children - who are living at or below the federal poverty line, which is extremely low income. Some neighborhoods with a lower average income may actually have a lower childhood poverty rate than another with a higher average income, and this helps us understand the conditions and character of a neighborhood.

The neighbors in this neighborhood in Greenwood Village are upper-middle income, making it an above average income neighborhood. NeighborhoodScout's exclusive analysis reveals that this neighborhood has a higher income than 80.2% of the neighborhoods in America. In addition, 7.5% of the children seventeen and under living in this neighborhood are living below the federal poverty line, which is a lower rate of childhood poverty than is found in 70.6% of America's neighborhoods.

The Neighbors: Occupations

What we choose to do for a living reflects who we are. Each neighborhood has a different mix of occupations represented, and together these tell you about the neighborhood and help you understand if this neighborhood may fit your lifestyle.

In this neighborhood, 46.4% of the working population is employed in executive, management, and professional occupations. The second most important occupational group in this neighborhood is sales and service jobs, from major sales accounts, to working in fast food restaurants, with 24.5% of the residents employed. Other residents here are employed in clerical, assistant, and tech support occupations (16.1%), and 12.9% in manufacturing and laborer occupations.

The Neighbors: Ethnicity / Ancestry

Culture is the shared learned behavior of peoples. Undeniably, different ethnicities and ancestries have different cultural traditions, and as a result, neighborhoods with concentrations of residents of one or another ethnicities or ancestries will express those cultures. It is what makes the North End in Boston so fun to visit for the Italian restaurants, bakeries, culture, and charm, and similarly, why people enjoy visiting Chinatown in San Francisco.

In this neighborhood in Greenwood Village, CO, residents most commonly identify their ethnicity or ancestry as German (23.8%). There are also a number of people of English ancestry (15.9%), and residents who report Irish roots (10.8%), and some of the residents are also of Asian ancestry (5.0%), along with some Mexican ancestry residents (4.2%), among others.

The Neighbors: Languages

The languages spoken by people in this neighborhood are diverse. These are tabulated as the languages people preferentially speak when they are at home with their families. The most common language spoken in this neighborhood is English, spoken by 85.0% of households. Other important languages spoken here include Spanish and Korean.

Getting to Work

How you get to work - car, bus, train or other means - and how much of your day it takes to do so is a large quality of life and financial issue. Especially with gasoline prices rising and expected to continue doing so, the length and means of one's commute can be a financial burden. Some neighborhoods are physically located so that many residents have to drive in their own car, others are set up so many walk to work, or can take a train, bus, or bike. The greatest number of commuters in this neighborhood spend between 15 and 30 minutes commuting one-way to work (45.2% of working residents), which is shorter than the time spent commuting to work for most Americans.

Here most residents (89.1%) drive alone in a private automobile to get to work. In a neighborhood like this, as in most of the nation, many residents find owning a car useful for getting to work.