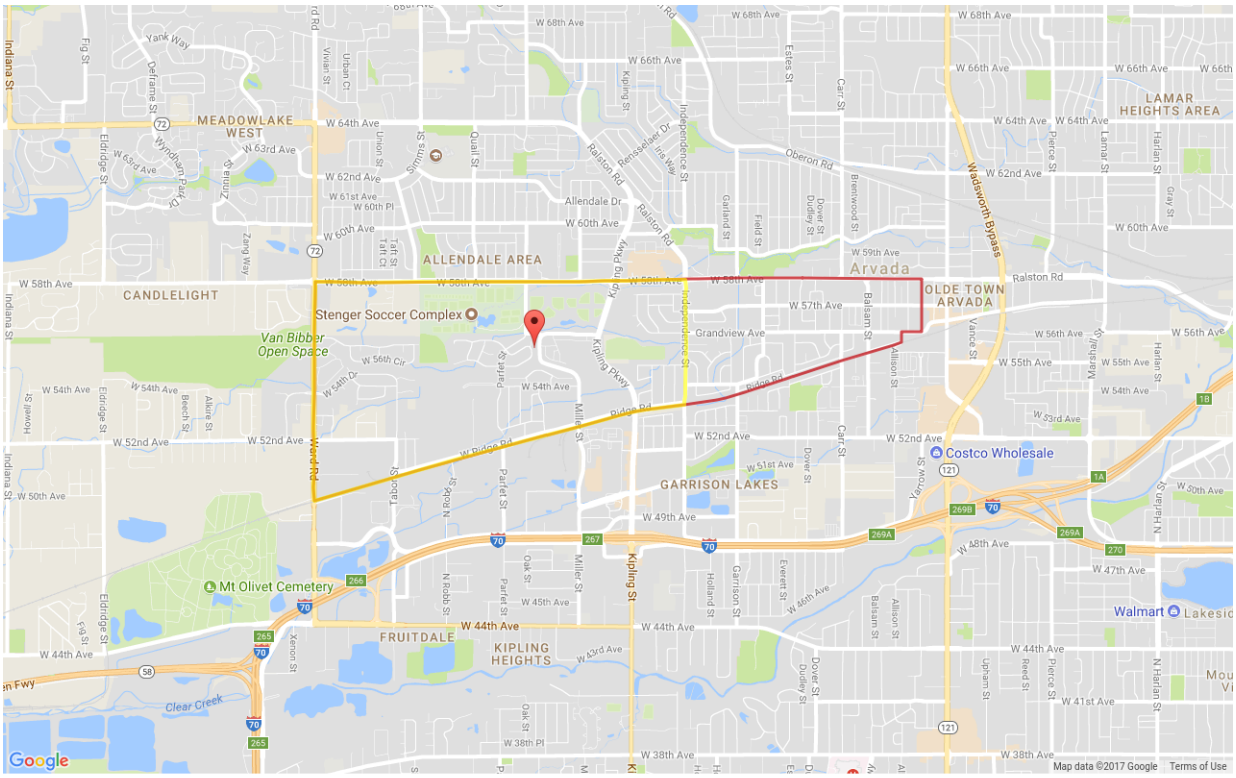

Neighborhood Boundary Micro-Neighborhood Boundary

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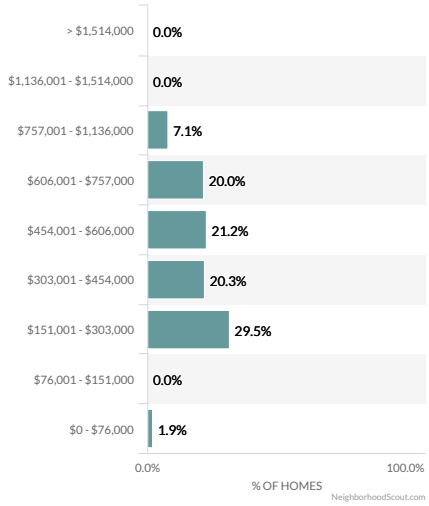
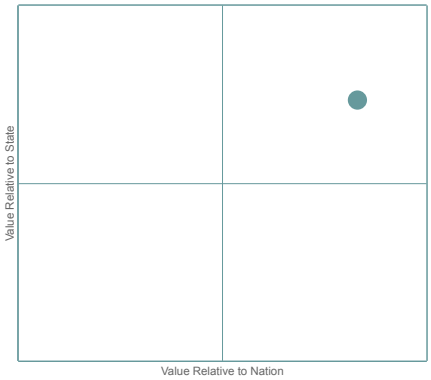
THE 5570 OAK CT NEIGHBORHOOD REAL ESTATE

MEDIAN HOME VALUE:
$445,517

MEDIAN REAL ESTATE TAXES:
$3,090 (0.7% effective rate)

NEIGHBORHOOD HOME PRICES

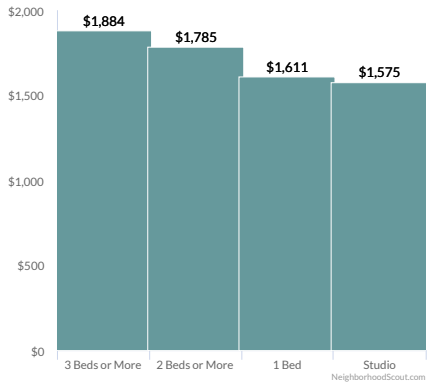


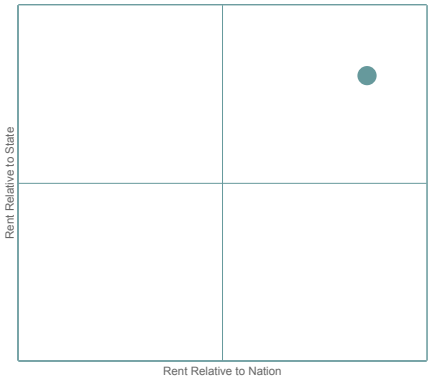


YEARS OF AVERAGE RENT NEEDED TO BUY AVERAGE HOME IN THIS NEIGHBORHOOD
13 YEARS AND 2 MONTHS

AVERAGE MARKET RENT:
$1,943 / per month

MEDIAN MONTHLY RENT BY NUMBER OF BEDROOMS





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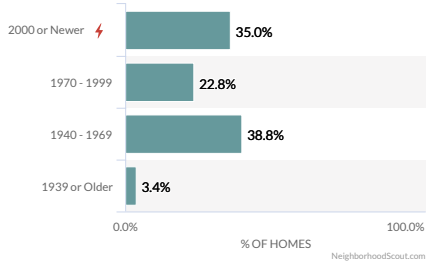
COASTAL | LAKEFRONT | FARMS

NEIGHBORHOOD LOOK AND FEEL

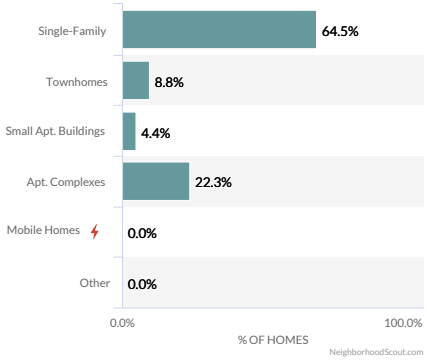
DENSLEY URBAN | URBAN | **SUBURBAN 3,317 PEOPLE/SQ. MILE** | RURAL | REMOTE

Population Density

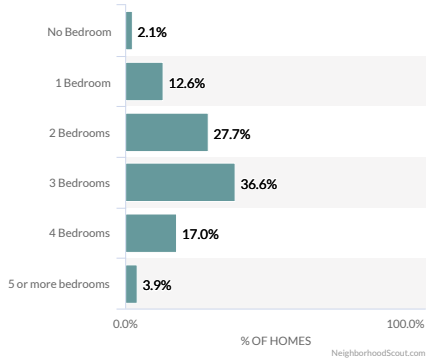
AGE OF HOMES



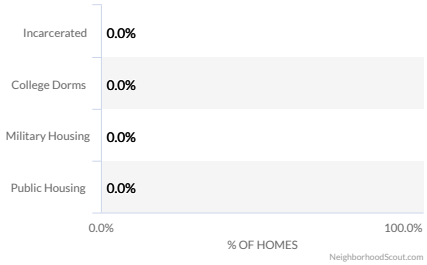
TYPES OF HOMES



HOME SIZE



SPECIAL PURPOSE HOUSING



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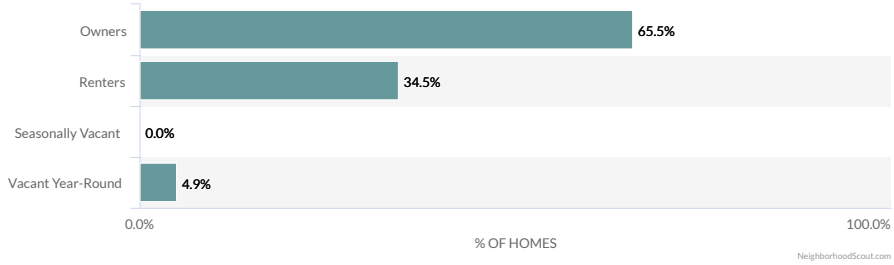
HOMEOWNERSHIP RATE



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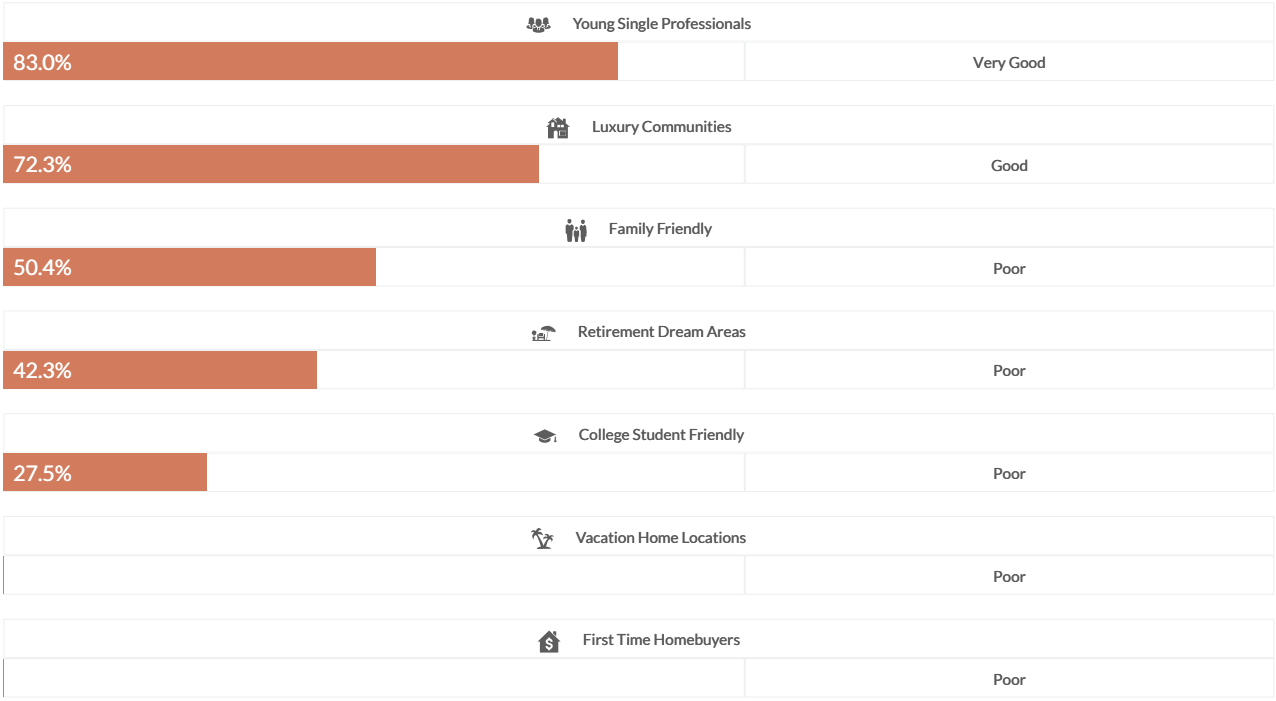
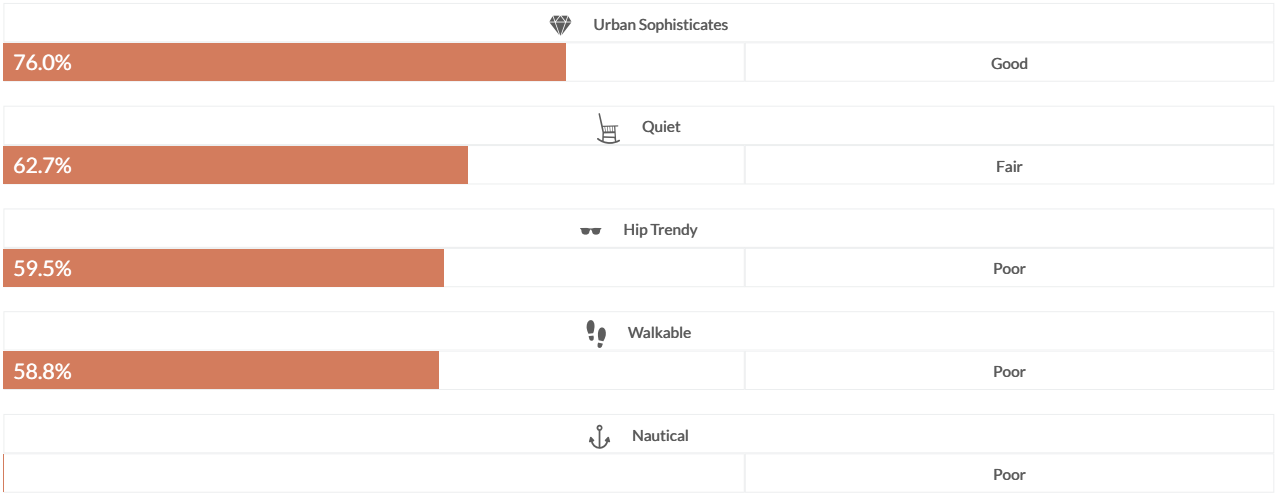
THE 5570 OAK CT NEIGHBORHOOD DEMOGRAPHICS





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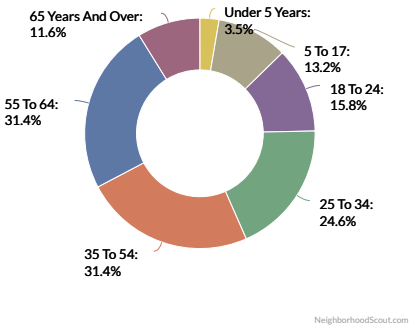
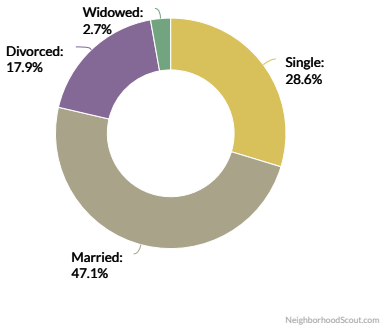
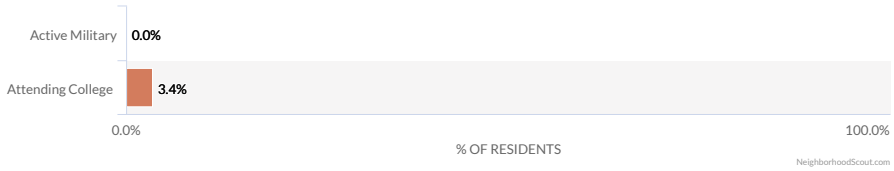
AGE

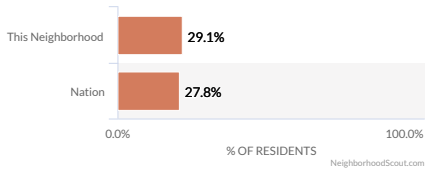


MARITAL STATUS

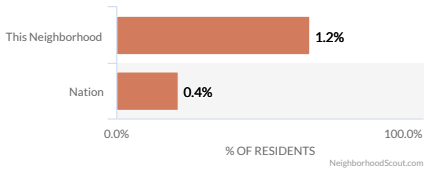




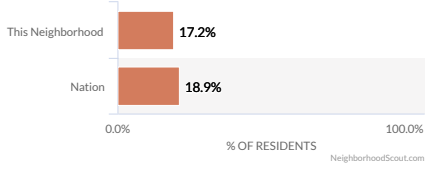
ONE PERSON HOUSEHOLDS



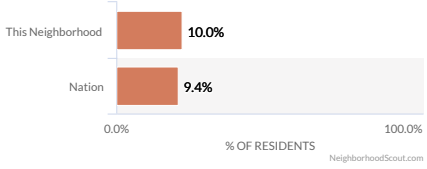
SAME SEX PARTNERS



MARRIED COUPLE WITH CHILD



SINGLE PARENT WITH CHILD



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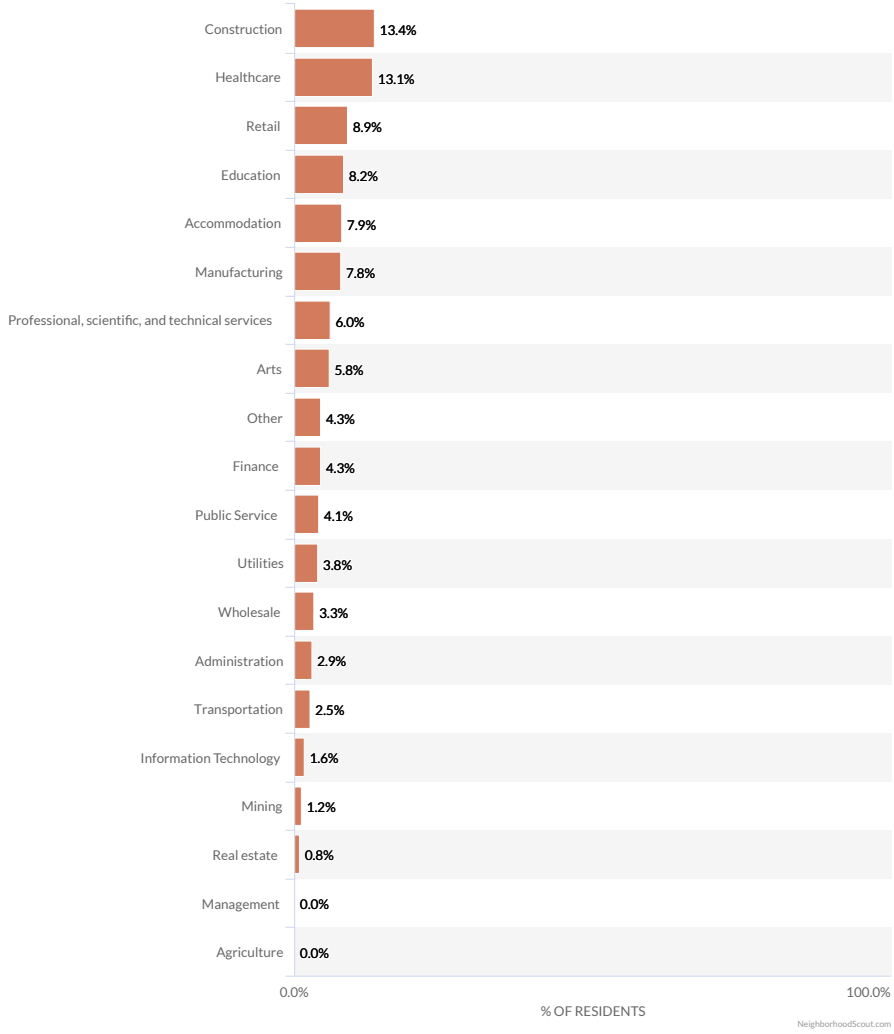
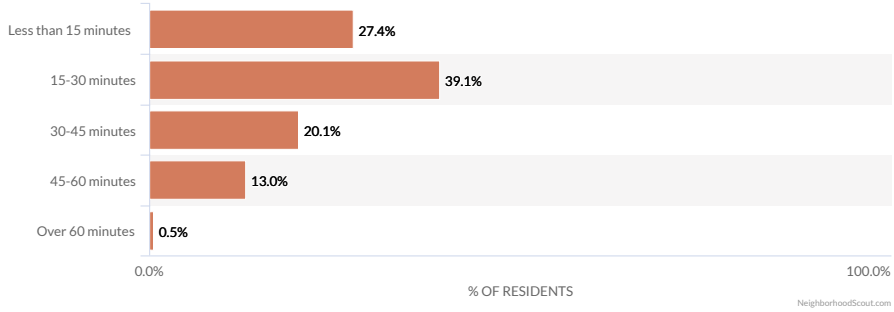


AVERAGE ONE-WAY COMMUTE TIME



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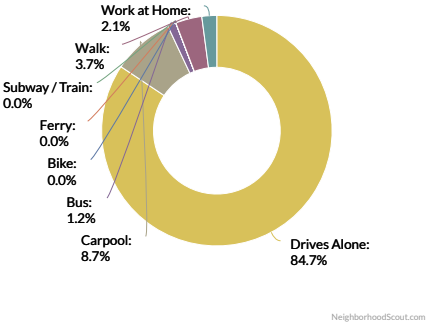
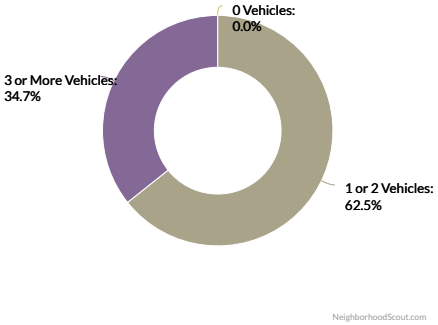
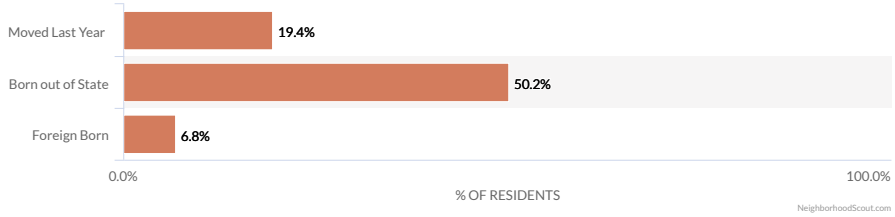
MEANS OF TRANSPORT



VEHICLES PER HOUSEHOLD



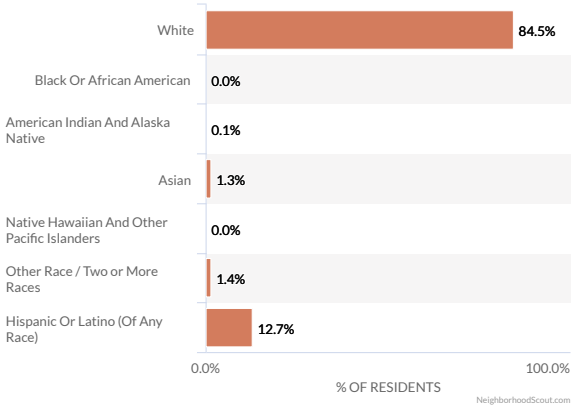


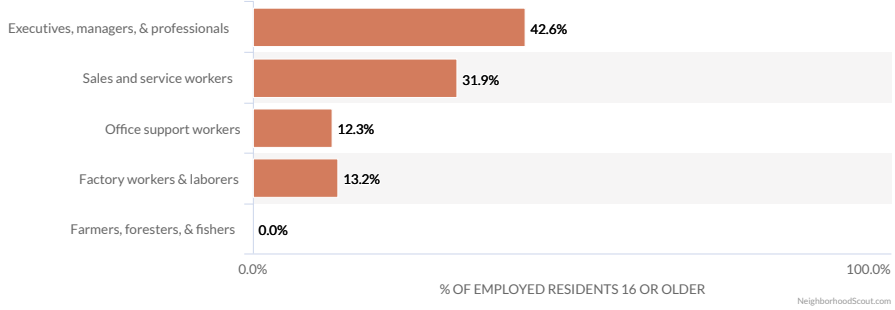
DIVERSITY INDEX

34

(100 is the most diverse)

More diverse than 34% of U.S. neighborhoods.





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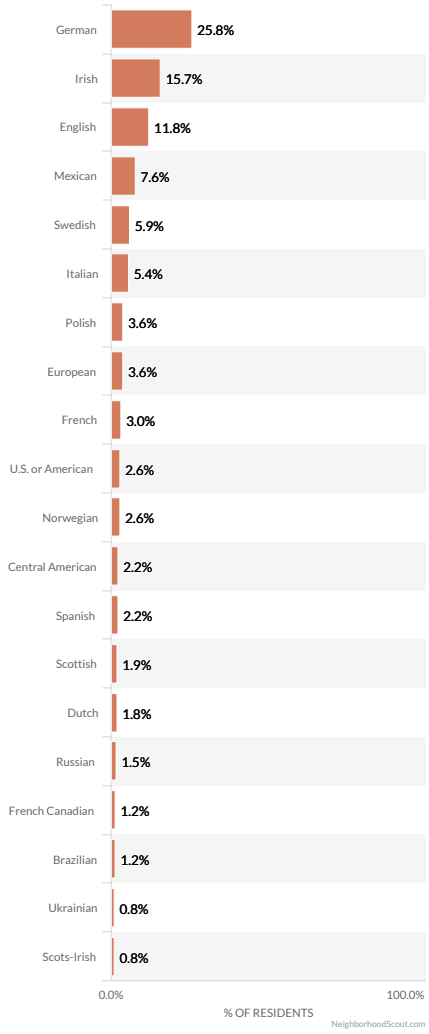
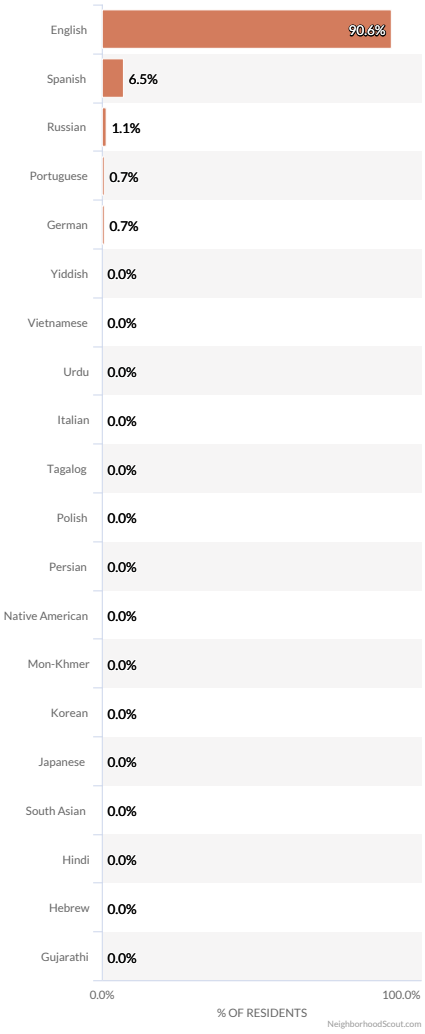
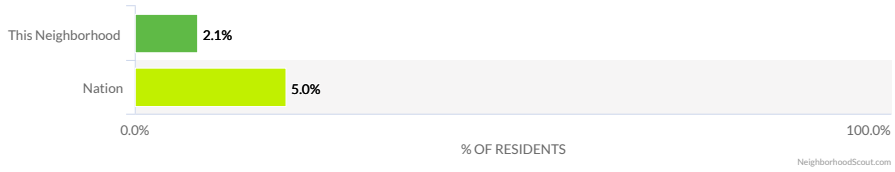
ANCESTRY (TOP 20)

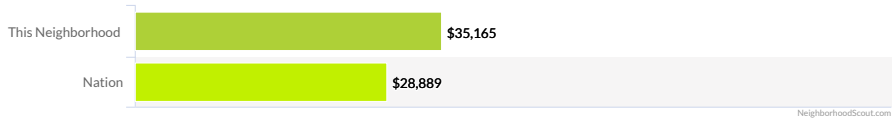


LANGUAGES SPOKEN (TOP 20)





PER CAPITA INCOME



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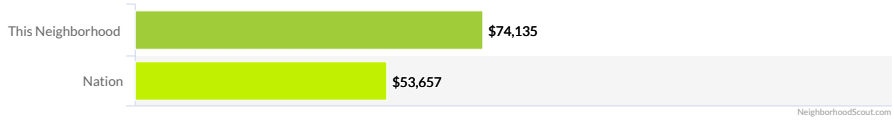
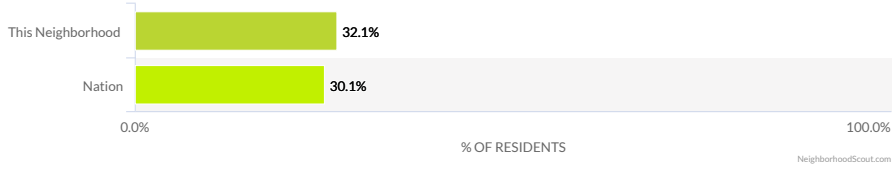
MEDIAN HOUSEHOLD INCOME

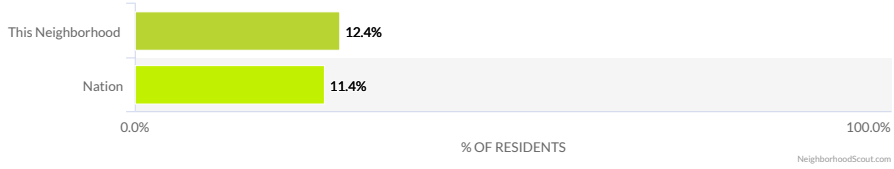


EDUCATION

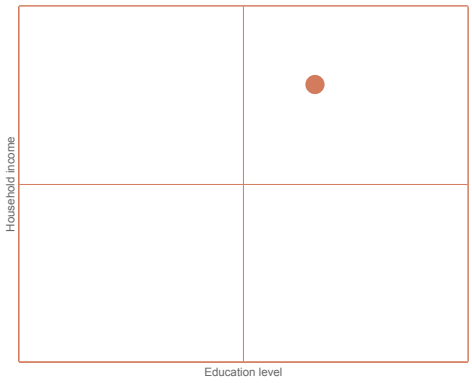
PERCENT WITH COLLEGE DEGREE



PERCENT WITH ADVANCE DEGREE



INCOME & EDUCATION



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THE 5570 OAK CT NEIGHBORHOOD CRIME

TOTAL CRIME INDEX

36

(100 is safest)

Safer than 36% of U.S. neighborhoods.

NEIGHBORHOOD ANNUAL CRIMES

	VIOLENT	PROPERTY	TOTAL
Number of Crimes	8	164	172
Crime Rate (per 1,000 residents)	1.55	31.68	33.23

VIOLENT CRIME INDEX

67

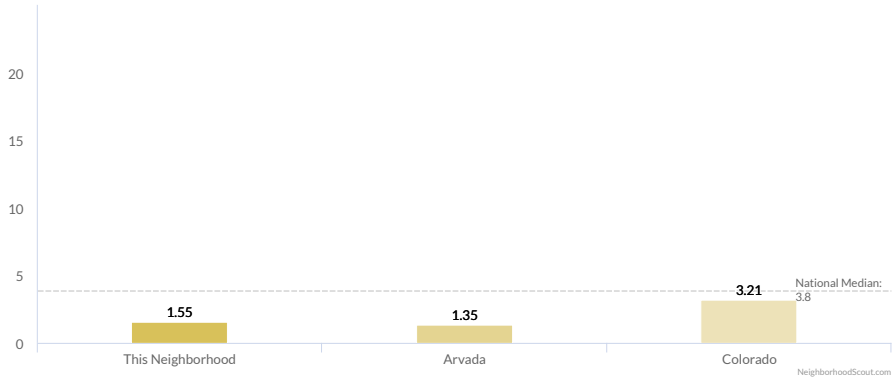
(100 is safest)

Safer than 67% of U.S. neighborhoods.

VIOLENT CRIME INDEX BY TYPE

MURDER INDEX	RAPE INDEX	ROBBERY INDEX	ASSAULT INDEX
51	52	52	70
100 is safest	100 is safest	100 is safest	100 is safest

VIOLENT CRIME COMPARISON (PER 1,000 RESIDENTS)



MY CHANCES OF BECOMING A VICTIM OF A VIOLENT CRIME

1 IN 647

in this Neighborhood

1 IN 740

in Arvada

1 IN 312

in Colorado

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ARVADA VIOLENT CRIMES

POPULATION: 115,368

	MURDER	RAPE	ROBBERY	ASSAULT
Report Total	2	34	31	89
Rate per 1,000	0.02	0.29	0.27	0.77

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

31

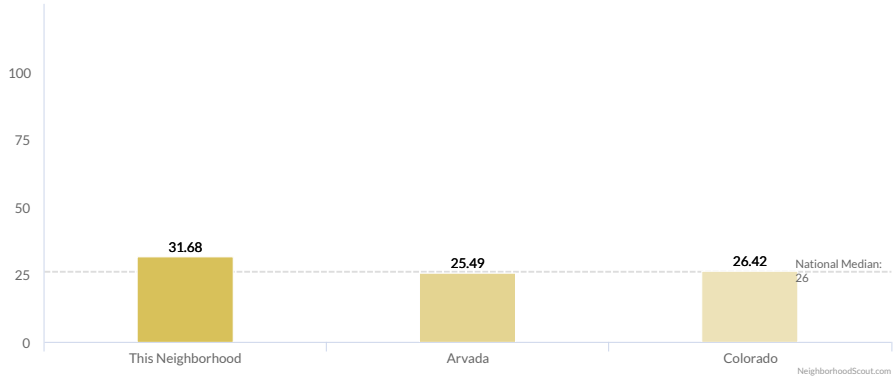
(100 is safest)

Safer than 31% of U.S. neighborhoods.

PROPERTY CRIME INDEX BY TYPE

BURGLARY INDEX	THEFT INDEX	MOTOR VEHICLE THEFT
57	26	71
100 is safest	100 is safest	100 is safest

PROPERTY CRIME COMPARISON (PER 1,000 RESIDENTS)



MY CHANCES OF BECOMING A VICTIM OF A PROPERTY CRIME

1 IN 32

in this Neighborhood

1 IN 39

in Arvada

1 IN 38

in Colorado

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ARVADA PROPERTY CRIMES

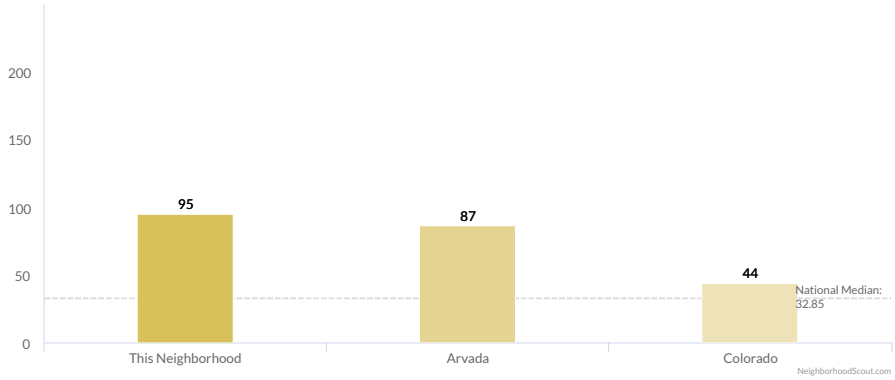
POPULATION: 115,368

	BURGLARY	THEFT	MOTOR VEHICLE THEFT
Report Total	313	2,342	286
Rate per 1,000	2.71	20.30	2.48

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



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THE 5570 OAK CT NEIGHBORHOOD SCHOOLS

SCHOOL QUALITY

75

(100 is best)

Better than 75% 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
Arvada K-8 School 5751 Balsam Street Arvada, CO, 80002	KG-08	1	3
Lawrence Elementary School 5611 Zephyr Street Arvada, CO, 80002	PK-06	5	6

* 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	32.1%
Children In The Neighborhood Living In Poverty	7.2%

THIS NEIGHBORHOOD IS SERVED BY 1 DISTRICT:

86,581
Students Enrolled in This District

164
Schools in District

18
Students Per Classroom

DISTRICT QUALITY COMPARED TO COLORADO

8

(10 is best)

DISTRICT QUALITY COMPARED TO U.S.

8

(10 is best)

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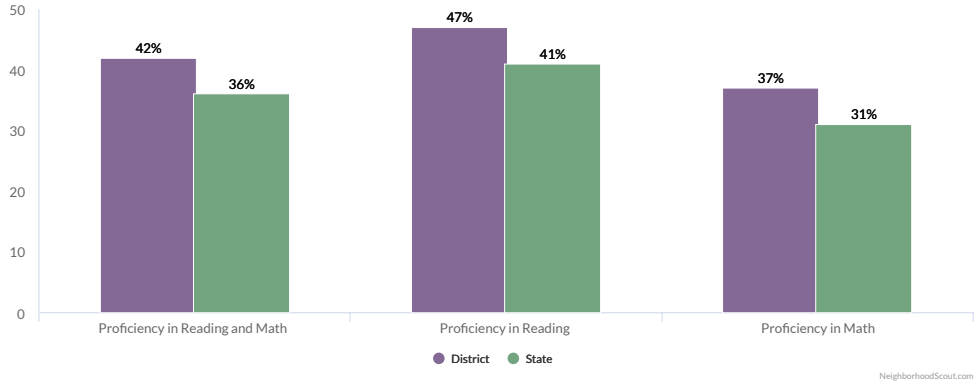
Better than 79.9% of CO school districts.

Better than 76.0% 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)	69.6%	56.7%
Black	1.2%	4.9%
Hispanic	25.3%	34.5%
Asian Or Pacific Islander	3.1%	3.2%
American Indian Or Native Of Alaska	0.7%	0.8%

ECONOMIC GROUPS	THIS DISTRICT	THIS STATE
ECONOMICALLY DISADVANTAGED	30.4%	41.4%
FREE LUNCH ELIGIBLE	23.8%	34.1%
REDUCED LUNCH ELIGIBLE	6.6%	7.2%

Educational Expenditures

FOR THIS DISTRICT	PER STUDENT	TOTAL	% OF TOTAL
Instructional Expenditures	$4,887	$420,335,757	49.4%
Support Expenditures			
Student	$423	$36,382,653	4.3%
Staff	$629	$54,100,919	6.4%
General Administration	$58	$4,988,638	0.6%
School Administration	$645	$55,477,095	6.5%
Operation	$777	$66,830,547	7.9%
Transportation	$270	$23,222,970	2.7%
Other	$597	$51,348,567	6.0%
Total Support	$3,399	$292,351,389	34.4%
Non-instructional Expenditures	$1,599	$137,531,589	16.2%
Total Expenditures	**$9,885**	**$850,218,735**	**100.0%**

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THE 5570 OAK CT TRENDS AND FORECAST

OPPORTUNITY

Low

1 2 3 4 5

Appreciation Potential (3 years)

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

INVESTMENT SECURITY

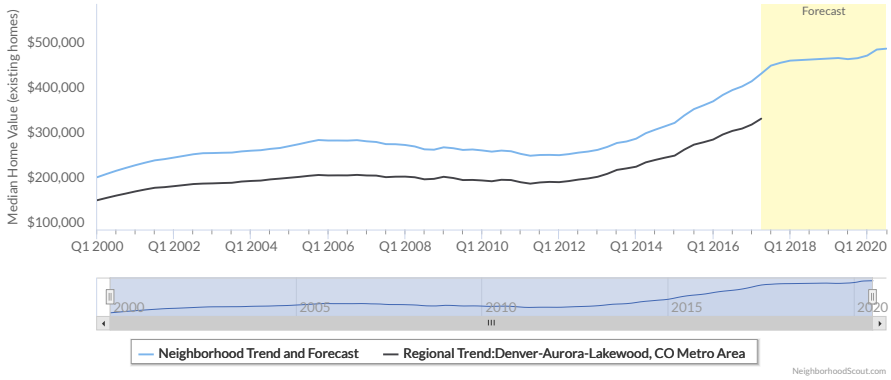
Blue Chip

1 2 3 4 5

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 Q3 - 2020 Q3	8.12% ↑	2.64% ↑	4	3
Latest Quarter: 2017 Q1 - 2017 Q2	3.96% ↑	16.80% ↑	10	9
Last 12 Months: 2016 Q2 - 2017 Q2	11.88% ↑	11.88% ↑	7	10
Last 2 Years: 2015 Q2 - 2017 Q2	26.29% ↑	12.38% ↑	8	10
Last 5 Years: 2012 Q2 - 2017 Q2	66.75% ↑	10.77% ↑	6	10
Last 10 Years: 2007 Q2 - 2017 Q2	51.53% ↑	4.24% ↑	6	10
Since 2000: 2000 Q1 - 2017 Q2	88.22% ↑	3.85% ↑	8	9

* 10 is highest

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Pros

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

- Income Trend
- School Performance
- Access to High Paying Jobs

Cons

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

- Neighborhood Look & Feel
- Real Estate Values Nearby
- Regional Housing Market Outlook

PRICE ADVANTAGE OVER SURROUNDING NEIGHBORHOODS

Disadvantage

1 | 2 | 3 | 4 | 5

Price advantage score

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

$229
Neighborhood price per sqft

$197
Average Nearby Home Price per sqft

ACCESS TO HIGH PAYING JOBS

Very Good

1 | 2 | 3 | 4 | 5

Jobs score

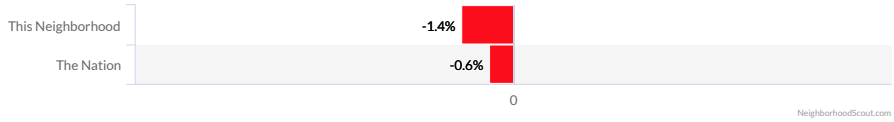
RATINGS: 1=Limited 2=Below Average 3=Average 4=Very Good 5=Excellent

JOBS WITHIN AN HOUR

WITHIN	HIGH-PAYING* JOBS
5 minutes	1098
10 minutes	12150
15 minutes	52512
20 minutes	145797
30 minutes	400752
45 minutes	693739
60 minutes	738009

*Annual salary of $75,000 or more

AVG. ANNUAL HOMEOWNERSHIP TREND Over last 5 years



AVG. ANNUAL RENT PRICE TREND Over last 5 years

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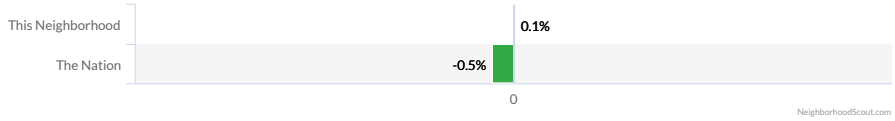
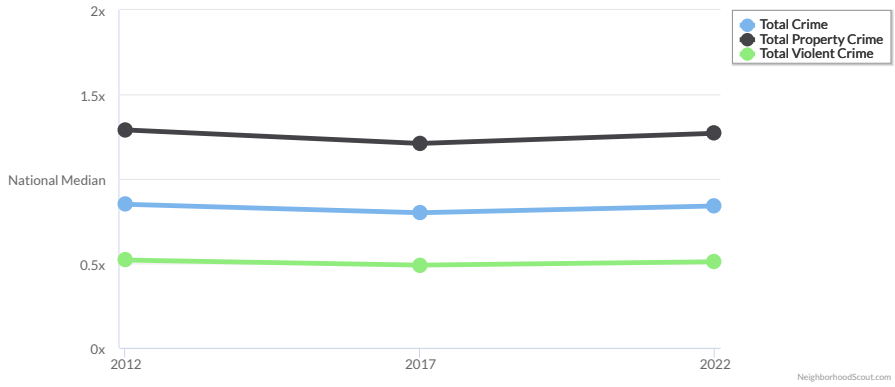
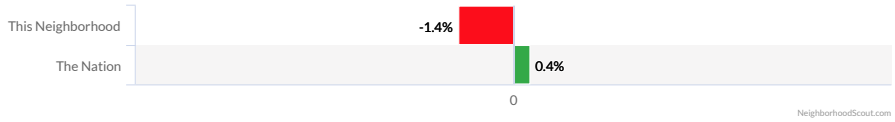
AVG. ANNUAL VACANCY TRENDS Over last 5 years





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

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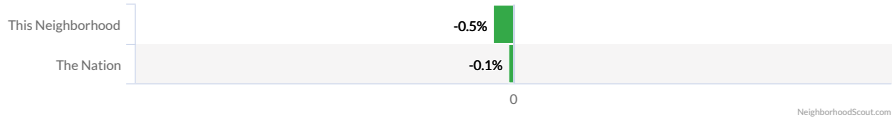
AVG ANNUAL CHANGE IN UNEMPLOYMENT RATE Over last 5 years



DISTANCE FROM LOCATION	POPULATION 5 YEARS AGO	CURRENT POPULATION	PERCENT CHANGE
Half Mile	1,428	1,560	9.25%
1 Mile	8,395	9,684	15.36%
3 Miles	72,944	77,795	6.65%
5 Miles	181,959	194,909	7.12%
10 Miles	692,292	748,264	8.08%
15 Miles	1,361,993	1,477,325	8.47%
25 Miles	2,410,685	2,627,536	9.00%
50 Miles	3,190,010	3,505,348	9.89%

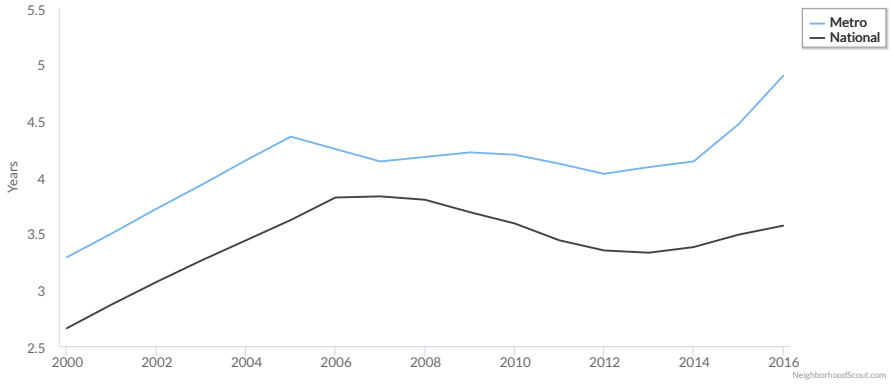
DENVER-AURORA-LAKEWOOD, CO METRO AREA REGIONAL INVESTMENT POTENTIAL

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



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3.29
Region's Historical Low
4.90
Region's Historical High
4.90
Current

REGIONAL 1 AND 2 YEAR GROWTH TRENDS

REGIONAL TREND	LAST 2 YEARS	COMPARED TO NATION*	LAST 1 YEAR	COMPARED TO NATION*
Population Growth	3.65% ↑	9	1.58% ↑	9
Job Growth	6.24% ↑	9	3.77% ↑	10
Income Trend (Wages)	10.68% ↑	8	3.76% ↑	7
Unemployment Trend	-1.62% ↓	8	-0.96% ↓	8
Stock Performance of Region's Industries	18.94% ↑	3	10.12% ↑	2
Housing Added	2.76% ↑	10	1.49% ↑	10
Vacancy Trend	1.37% ↑	3	1.51% ↑	3

* 10 is highest

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ABOUT THE 5570 OAK CT NEIGHBORHOOD

Real Estate Prices and Overview

This neighborhood's median real estate price is $445,517, which is more expensive than 73.4% of the neighborhoods in Colorado and 83.3% of the neighborhoods in the U.S.

The average rental price in this neighborhood is currently $1,943, based on NeighborhoodScout's exclusive analysis. The average rental cost in this neighborhood is higher than 80.2% of the neighborhoods in Colorado.

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

This neighborhood's real estate is primarily made up of medium sized (three or four bedroom) to small (studio to two bedroom) single-family homes and apartment complexes/high-rise apartments. Most of the residential real estate is owner occupied. Many of the residences in this neighborhood are older, well-established, built between 1940 and 1969. A number of residences were also built between 2000 and the present.

Real estate vacancies in this neighborhood are 4.8%, which is lower than one will find in 76.6% of American neighborhoods. Demand for real estate in this neighborhood is above average for the U.S., and may signal some demand for either price increases or new construction of residential product for this neighborhood.

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 Brazilian and Swedish ancestry people living in it than nearly any neighborhood in America? It's true! In fact, 1.2% of this neighborhood's residents have Brazilian ancestry and 5.9% have Swedish ancestry.

The Neighbors

The Neighbors: Income

How wealthy a neighborhood is, from very wealthy, to middle income, to low income is very formative with regard to the personality and character of a neighborhood. Equally important is the rate of people, particularly children, who live below the federal poverty line. In some wealthy gated communities, the areas immediately surrounding can have high rates of childhood poverty, which indicates other social issues. NeighborhoodScout's analysis reveals both aspects of income and poverty for this neighborhood.

The neighbors in this neighborhood in Arvada are upper-middle income, making it an above average income neighborhood. NeighborhoodScout's exclusive analysis reveals that this neighborhood has a higher income than 78.2% of the neighborhoods in America. In addition, 7.2% 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 71.4% of America's neighborhoods.

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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, 42.6% 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 31.9% of the residents employed. Other residents here are employed in manufacturing and laborer occupations (13.2%), and 12.3% in clerical, assistant, and tech support occupations.

The Neighbors: Ethnicity / Ancestry

Culture is shared learned behavior. We learn it from our parents, their parents, our houses of worship, and much of our culture – our learned behavior – comes from our ancestors. That is why ancestry and ethnicity can be so interesting and important to understand: places with concentrations of people of one or more ancestries often express those shared learned behaviors and this gives each neighborhood its own culture. Even different neighborhoods in the same city can have drastically different cultures.

In this neighborhood in Arvada, CO, residents most commonly identify their ethnicity or ancestry as German (25.8%). There are also a number of people of Irish ancestry (15.7%), and residents who report English roots (11.8%), and some of the residents are also of Mexican ancestry (7.6%), along with some Swedish ancestry residents (5.9%), among others.

The Neighbors: Languages

The most common language spoken in this neighborhood is English, spoken by 90.6% of households. Some people also speak Spanish (6.5%).

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 (39.1% of working residents), which is shorter than the time spent commuting to work for most Americans.

Here most residents (84.7%) drive alone in a private automobile to get to work. In addition, quite a number also carpool with coworkers, friends, or neighbors to get to work (8.7%) . In a neighborhood like this, as in most of the nation, many residents find owning a car useful for getting to work.

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