

# Is Washington Park Real Estate Headed Down?

In a word, no. The 1996 results verify what we all suspected. Prices have risen again this year. The number of sales has declined slightly due to a mild decrease in demand. Homes that are well located, in good condition and fairly priced are still selling quickly and for close to their asking prices. It is still a Seller's Market for these homes.

If you are thinking of selling your home or making improvements to it, don't act without accurate information. Call me direct at 331-4562 or return the

attached card for an appointment for a market analysis. And please remember...my referral level service and 16 years of experience as a real estate consultant costs no more than that of ordinary Realtors.

Sincerely yours,



P.S. For a full 11 page report with itemized details of each sale, just call me at 331-4562 or return the card below.

## 1 9 9 6 W A S H I N G T O N P A R K S O L D H O M E S

Sales Price	East Side								West Side											
	University Blvd. (West Side)				Marion to University				Downing, Corona and Ogden				Emerson to Sherman				Lincoln St.			
	1996	1995	1994	1993	1996	1995	1994	1993	1996	1995	1994	1993	1996	1995	1994	1993	1996	1995	1994	1993
\$0 - 99,999	-	1	1	3	1	4	2	10	-	1	3	4	20	24	38	71	1	3	5	11
\$100,000 - 129,999	-	1	5	7	3	15	12	27	2	11	9	21	18	56	71	62	2	1	1	2
\$130,000 - 159,999	1	1	1	1	8	30	43	61	18	20	27	15	56	32	26	12	2	2	-	-
\$160,000 - 189,999	-	-	-	3	37	47	54	37	15	15	16	10	28	21	16	5	1	-	-	-
\$190,000 - 219,999	1	-	-	-	38	32	19	10	7	10	8	5	12	7	1	1	-	-	-	-
\$220,000 - \$249,999	-	-	-	-	30	17	13	14	5	4	6	3	1	5	2	-	-	-	-	-
\$250,000 - \$279,999	-	-	-	-	8	7	8	3	4	3	1	1	2	-	-	-	-	-	-	-
\$280,000 - 309,999	-	-	1	-	8	3	7	-	1	2	2	1	1	-	-	-	-	-	-	-
\$310,000 - 339,999	-	-	-	-	4	4	4	2	3	1	-	2	-	-	-	-	-	-	-	-
\$340,000 - 369,999	-	-	-	-	4	5	5	4	-	-	-	-	-	-	-	-	-	-	-	-
\$370,000 - 399,999	-	-	-	-	1	1	2	2	-	-	-	-	-	-	-	-	-	-	-	-
OVER \$400,000	-	-	-	-	10	10	5	4	1	-	-	-	-	-	-	-	-	-	-	-
<b>TOTAL SOLD</b>	<b>2</b>	<b>3</b>	<b>8</b>	<b>14</b>	<b>152</b>	<b>175</b>	<b>174</b>	<b>174</b>	<b>56</b>	<b>67</b>	<b>72</b>	<b>62</b>	<b>138</b>	<b>145</b>	<b>154</b>	<b>151</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>13</b>
Avg. Price/Sq. Ft.	\$138.32	\$118	\$103	\$74	\$163.33	\$147	\$135	\$124	\$144.45	\$137	\$125	\$109	\$120.74	\$107	\$99	\$81	\$97.46	\$68	\$66	\$49
High Price/Sq. Ft.	\$167.25	\$130	\$125	\$124	\$221.28	\$201	\$197	\$169	\$197.86	\$170	\$166	\$160	\$200.30	\$160	\$192	\$120	\$122.38	\$95	\$102	\$72
Low Price/Sq. Ft.	\$109.38	\$101	\$84	\$70	\$80.77	\$82	\$82	\$69	\$89.35	\$65	\$54	\$59	\$63.13	\$57	\$49	\$39	\$73.37	\$52	\$42	\$28
<b>Annual % Change</b>	<b>+18%</b>	<b>+14.6%</b>	<b>+9.4%</b>	<b>+9.4%</b>	<b>+12%</b>	<b>+8.8%</b>	<b>+9.3%</b>	<b>+19%</b>	<b>+6%</b>	<b>+9.6%</b>	<b>+14.2%</b>	<b>+13%</b>	<b>+13%</b>	<b>+8%</b>	<b>+22.4%</b>	<b>+11%</b>	<b>+44%</b>	<b>+3%</b>	<b>+35%</b>	<b>-9%</b>

\*\*NOTE: Representations contained herein are based in whole or in part on data supplied by the Metro Denver Board of Realtors or its Multiple Listing Service. Neither the Board nor its MLS guarantees or is in any way responsible for its accuracy. Data maintained by the Board or its MLS may not reflect all real estate activity in the market. Every effort, however, has been made to assure its accuracy.

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- I would like to know the market value of my home.
- I am interested in a new home.
- I am interested in investment property.
- Please send me a copy of your 11 page detailed report.



**Shelley Bridge**

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 Direct (303) 331-4562  
 Toll Free (800) 765-7110

NAME \_\_\_\_\_

BEST TIME TO CALL \_\_\_\_\_ : \_\_\_\_\_ m

PHONE \_\_\_\_\_

STREET \_\_\_\_\_

CITY \_\_\_\_\_

STATE \_\_\_\_\_

ZIP \_\_\_\_\_

(If your home is presently offered for sale, this is not intended as a solicitation of that listing.)