

IT IS ALL RELATIVE

We have come to expect double digit appreciation of property values in Metro Denver. In 2001, we finished with single digit appreciation in most areas. Even a small percentage, like 3%, is a substantial sum of money when you are dealing with a big number like \$300,000 or more sales price. Most likely, that number is still an excellent return on your original investment. It is probably a better return than your stocks obtained in the last year. That is the beauty of real estate. It could be a whole lot worse.

The housing supply remains higher than it has been for some time. This results in more houses being on the market for a longer period of time. This is not necessarily a bad thing. It

means that Sellers can put their house on the market and have time to look for a replacement without the fear of their house being sold out from under them. It also means that there is more inventory to choose from and the need to take the risks involved with a bridge loan are lessened. The lower interest rates we now have make buying more attractive.

We have revised our report this year. With rising prices, we have changed our categories and moved them higher in anticipation of future increases in value. As always, if you would like a copy of the eleven page detailed report of each sale that we used to prepare this chart, call Shelley at 303-331-4562, or contact her by email at sbridge@homebroker.net.

Shelley Bridge has been selling real estate for over 20 years. She has been successful in selling homes in all kinds of markets. If you are looking for a seasoned professional who has seen these market conditions before, call her. Working primarily by referral, Shelley knows that only when she puts her clients interest above her own will those clients feel so satisfied with her service that they will refer their friends, neighbors and coworkers to her.

Sincerely Yours,

Shelley Bridge
Shelley Bridge

2001 WASHINGTON PARK SOLD HOMES

SALES PRICE	EAST SIDE								WEST SIDE											
	University Blvd. (west side only)				Marion to University				Downing, Corona and Ogden				Emerson to Sherman				Lincoln Street			
	2001	2000	1999	1998	2001	2000	1999	1998	2001	2000	1999	1998	2001	2000	1999	1998	2001	2000	1999	1998
\$0-199,999		2	1	1		4	7	20			9	18	25	37	78	102	2	7	7	20
\$200-299,999	3	4	5	2	1	33	71	103	20	26	36	38	120	88	105	47	3	3	2	3
\$300-399,999		1			27	90	55	35	20	22	17	9	34	26	12	6				
\$400-499,999		1			74	27	9	12	10	12	4	3	4	3						
\$500-599,999					25	10	10	6	2	2	1		1						1	
\$600-699,999					4	5	5	1	4	1	1									
\$700-799,999					5	2	3		1											
\$800-899,999					7	2	2		1											
\$900-999,999																				
over 1 million																				
TOTAL SOLD	3	8	6	3	143	173	162	177	58	63	68	68	184	154	195	155	5	10	10	23
Ave. Price/Sq. Ft.	228.49	209.11	186.00	131.49	272.24	265.44	227.31	200.03	258.47	238.41	210.00	178.21	213.71	196.57	170.00	149.19	187.97	130.75	130.00	107.35
High Price/Sq. Ft.	245.29	279.28	206.13	155.60	385.00	383.93	328.69	306.23	387.11	310.03	380.75	265.05	385.51	297.89	307.63	235.50	213.21	221.91	160.87	174.07
Low Price/Sq. Ft.	205.59	154.59	153.53	112.88	169.41	149.85	133.00	117.61	134.93	151.95	105.54	88.76	118.33	81.95	82.13	88.98	163.59	86.32	83.18	58.04
Annual % Change	9%	12%	41%	7%	3%	17%	13%	16%	8%	13%	18%	13%	9%	15%	14%	7%	44%	0%	21%	19%

** 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 or its MLS guarantees or is in any way responsible for its accuracy. Data maintained by the Board or its MLS may not reflect any real estate activity in the market. Every effort, however, has been made to assure its accuracy. (♻️) Printed on Recycled Paper

WASHINGTON PARK ACTIVE/SOLD BEGINNING JAN. 1999-PRESENT

