

Are you confused?

THE STATISTICS CONTINUE TO BE A LITTLE CONFUSING. The total number of sales for the entire year decreased in almost every category yet the average price per square foot continued to rise. Inventory the first half of the year was less than in 2004 and the second half of the year it was greater than in 2004. In West Washington Park, there were actually more sales the second half of the year than in the first half. As the opening of the light rail to the Tech Center approaches, there seems to be an increased interest in West Washington Park. Many buyers are stating that being close to the Broadway or Louisiana Stations is an important consideration for them.

The number of sales decreased with an increase in average price per square foot. This is probably due to a trend that Shelley has noticed for a few years. Buyers remain very picky. Most do not want to spend time or money fixing up a home. They have other options for new construction in such places as Lowry, Stapleton or Platt Valley/LoDo where they have no work to do. Still, many seem to prefer the charm of the older homes, the tree lined streets and the strategic location of our neighborhood. If they can find a home in great condition with no work to do, they will pay a premium to be in our neighborhood. Some decide not to pay the premium or are unable to afford it so they go to the new construction areas to find low maintenance living instead.

The news remains good for fix up buyers. They can sell at a premium and take on another project which they buy at a discount. For everyone else, the interest rates remain low so buying perfection and skiing or biking on the weekends remains an attractive option.

If you would like a detailed report of each sale that was used to prepare this report, it can be found on Shelley's web site **DenverHomesHere.com**. Prior reports are also archived on the site. You can find out what your home is worth by clicking on the "Tell Me What My Home is Worth" button. For buyers there is a new feature that can be found in the buyers section of the site called *My Buying Buddy*. A buyer can sign up to receive daily e-mails of homes that fit their criteria as soon as they come on the market.



Shelley has been selling homes in the Washington Park neighborhood for 24 years and has lived in West Washington Park even longer. If you are looking for a seasoned professional, who can use her years of experience to give you expert real estate advice, call her. Working primarily by referral, Shelley knows that only when she puts her client's best interests ahead of her own, will those clients feel satisfied with her service and in turn refer others to her. This philosophy holds her to a higher standard than is commonly found in the real estate industry. Your call to Shelley at 303-331-4562 will be warmly received.

WASHINGTON PARK SOLD HOMES *through December 2005*

	EAST SIDE				WEST SIDE											
	MARION-UNIVERSITY				DOWNING-CORONA-OGDEN				EMERSON-SHERMAN				LINCOLN			
	2005	2004	2003	2002	2005	2004	2003	2002	2005	2004	2003	2002	2005	2004	2003	2002
SALES PRICE:																
\$0 -199,999	1	1		2					9	10	14	29		8	2	5
\$200 - 299,999	1	4	18	20	3	8	16	16	28	73	82	84	1	4	3	6
\$300 - 399,999	33	65	75	75	11	29	21	11	66	55	55	42	1			
\$400 - 499,999	52	45	43	31	10	16	17	10	19	19	4	5				
\$500 - 599,999	25	21	16	13	8	7	2	9	8	7	1	2				
\$600 - 699,999	15	19	6	7	9	3	2		1							
\$700 - 799,999	16	7	8	4	1	1		2								
\$800 - 899,999	9	5	4	7	2	1		1								
\$900 - 999,999	2	1	2	1	1	1										
\$1 million	5	4	1	2												
TOTAL SOLD	159	172	173	162	45	66	58	49	131	164	156	162	2	12	5	11
Avg Price/Sq Ft	337.7	318.75	297.61	295.52	326.46	293.93	281.62	270.47	263.99	245.90	229.06	229.85	165.72	185.40	197.90	179.20
High Price/Sq Ft	485.66	446.06	477.27	453.10	442.36	401.23	404.17	361.26	400.10	415.57	385.77	342.70	171.07	267.77	241.36	251.36
Low Price/Sq Ft	198.55	168.72	146.33	164.00	209.29	161.85	154.61	139.40	147.76	113.91	137.71	127.91	160.37	134.04	132.23	126.36
% CHANGE	6%	7%	1%	9%	11%	4%	4%	5%	7%	7%	0%	8%	-11%	-6%	10%	-5%

**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.

WASHINGTON PARK ACTIVE/SOLD *Beginning June 1999 through December 2005*

