

We All Finished Winners!

THE FIRST HALF OF THE YEAR HAD 2006 LAGGING 2005 IN THE NUMBER OF HOMES SOLD. In the second half, we pulled ahead for a remarkable recovery. The number of homes sold for the year increased over last year in all areas and almost all price categories. That makes us all winners as we live in a popular neighborhood where sales are up. Homeowners in other parts of the country are not so lucky as some have seen declines as high as 20%. Even some parts of Metro Denver, especially in outlying areas, have seen decreases.

Values are up also. We continue to see increases in average price per square foot in all areas. We have set new records for highest price per square foot in almost every category also.

A large inventory remains an obstacle for sellers while buyers are happy to have some choices again. When inventory increases, it puts more downward price pressure on homes with objections such as no garage or basement, poor location or those that have deferred maintenance or need updating to today's standards.

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, go to "Find a Home" to access the Denver MLS. A buyer can also 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 26 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 2006*

SALES PRICE:	EAST SIDE								WEST SIDE											
	UNIVERSITY (West side only)				MARION-UNIVERSITY				DOWNING-OGDEN				EMERSON-SHERMAN				LINCOLN			
	2006	2005	2004	2003	2006	2005	2004	2003	2006	2005	2004	2003	2006	2005	2004	2003	2006	2005	2004	2003
\$0 -199,999			1		1	1							11	9	10	14			8	2
\$200 - 299,999	2	2	3	3	1	4	18		4	3	8	16	32	28	73	82	5	1	4	3
\$300 - 399,999	2	4	1	2	20	33	65	75	14	11	29	21	75	66	55	55		1		
\$400 - 499,999			1		59	52	45	43	12	10	16	17	27	19	19	4				
\$500 - 599,999					30	25	21	16	13	8	7	2	9	8	7	1				
\$600 - 699,999					22	15	19	6	8	9	3	2	3	1						
\$700 - 799,999					8	16	7	8	4	1	1									
\$800 - 899,999					13	9	5	4	1	2	1									
\$900 - 999,999					5	2	1	2	1	1	1									
\$1 million					15	5	4	1												
TOTAL SOLD	4	6	5	6	172	159	172	173	57	45	66	58	157	131	164	156	5	2	12	5
Avg Price/Sq Ft	275.12	329.89	247.88	259.95	362.28	337.7	318.75	297.61	332.12	326.46	293.93	281.62	278.56	263.99	245.90	229.06	190.78	165.72	185.40	197.90
High Price/Sq Ft	300.24	404.21	306.38	349.45	537.78	485.66	446.06	477.27	510.09	442.36	401.23	404.17	475.07	400.10	415.57	385.77	291.27	171.07	267.77	241.36
Low Price/Sq Ft	229.67	234.2	198.58	204.62	174.14	198.55	168.72	146.33	143.33	209.29	161.85	154.61	159.92	147.76	113.91	137.71	149.05	160.37	134.04	132.23
% CHANGE	-17%	33%	-5%	9%	7%	6%	7%	1%	2%	11%	4%	4%	6%	7%	7%	0%	15%	-11%	-6%	10%

Information in this report is Based on information from Metrolist, Inc on 1/3/07. **NOTE: This representation is based in whole or in part on data supplied by Metrolist, Inc. Metrolist, Inc. does not guarantee nor is in any way responsible for its accuracy. Data maintained by Metrolist, Inc. may not reflect all real estate activity in the market.

WASHINGTON PARK ACTIVE/SOLD *Beginning January 1999 through December 2006*

