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BRIDGE *Team*

From top:

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2009

Washington Park Market Report

If you would like a detailed report of each sale that was used to prepare this report, visit our website at **www.DenverHomesHere.com**. Prior year's reports are also available. To find out what your home is worth click on the "Tell Me What My Home is Worth" button or to find a home to buy you can search the entire MLS...all on our website.

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Washington Park Market Report 2009

Who says sales are down?

We ended the year down only a negligible amount in the number of homes sold. It shows that demand for houses in Washington Park has not changed much. What impacted the decline in price/sq. ft. and average price was the mix of homes that sold. With financing more difficult to get for loan amounts over \$417,000 the number of sales of homes priced over \$500,000 declined in all areas except the Emerson to Sherman part of the neighborhood. There was an increase of 6 homes sold between \$500,000 and \$600,000 in that area.

The other factor we saw was a market more heavily weighted toward the lower end due to the \$8,000 tax credit for first time home buyers. This was reflected in the improvement we saw in the Emerson-Sherman section as this area has a majority of its' homes in this price range. There was also a 6 home increase in sales in the \$200,000-\$300,000 range in that area. With the income limits that the old tax credits had, most tax credit buyers were buying under \$300,000.

The trend will likely carry into the Spring with the tax credits continuing to stimulate the market. The addition of the \$6,500 tax credit for buyers who have owned their current homes for at least 5 years and increased income limits for first time buyers should help nudge the mix of homes a bit higher.

What made the market feel sluggish was the large inventories that we carried until October. Our last quarter inventory was lower than it was in the prior 2 years. This is a sign that we may see improvement in the future.



Shelley has been selling homes in the Washington Park neighborhood for 28 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.

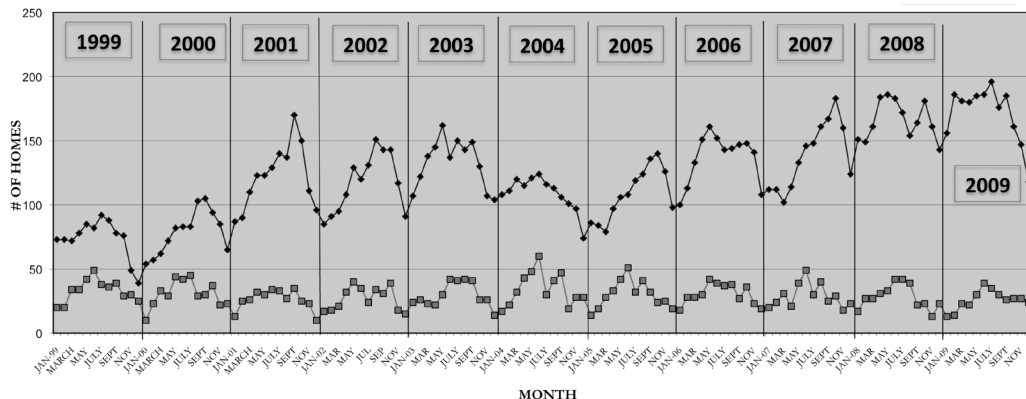
WASHINGTON PARK SOLD HOMES through December 2009

SALES PRICE:	EAST SIDE							WEST SIDE													
	UNIVERSITY (West side only)				MARION-UNIVERSITY			DOWNING-OGDEN			EMERSON-SHERMAN			LINCOLN							
	2009	2008	2007	2006	2009	2008	2007	2006	2009	2008	2007	2006	2009	2008	2007	2006	2009	2008	2007	2006	
\$0 - 199,999	1								1				8	8	4	11	7				7
\$200 - 299,999	1	1	1	2	5	3	2		3	1	1	4	38	32	28	32	1	6	7	5	
\$300 - 399,999	2	2		2	12	12	13	20	14	6	13	14	58	66	61	75	2				3
\$400 - 499,999	1	1	3		26	33	37	59	10	9	21	12	22	25	33	27	2				1
\$500 - 599,999	1				23	24	34	30	9	11	19	13	14	8	8	9					
\$600 - 699,999					10	14	15	22	6	12	10	8	9	9	13	3					
\$700 - 799,999					14	15	9	8	2	2	1	4	1	1	3						
\$800 - 899,999					11	8	11	13		2	2	1									
\$900 - 999,999					6	11	10	5				1									
over \$1 million					24	24	18	15				2									
TOTAL SOLD	6	4	4	4	131	144	150	172	44	43	70	57	150	149	150	157	12	16	8	5	
Avg Price/Sq Ft	274.19	277.03	317.95	275.12	366.47	381.64	361.5	362.28	326.31	372.60	358.20	332.12	287.90	274.29	289.92	278.56	174.58	157.76	221.06	190.78	
High Price/Sq Ft	410.19	372.53	447.37	300.24	627.14	880.8	567.57	537.78	485.37	556.29	548.82	510.09	478.02	474.78	450.33	475.07	268.71	253.29	282.22	291.27	
Low Price/Sq Ft	110.91	220.34	224.16	229.67	156.52	191.07	200.06	174.14	126.35	168.41	174.08	143.33	137.28	117.40	140.28	159.92	105.26	82.05	157.32	149.05	
% CHANGE	-1%	-13%	16%	17%	-4%	6%	0%	7%	-12%	4%	8%	2%	5%	-5%	4%	5%	11%	-29%	16%	15%	
Median Price/Sq Ft	267.59	317	300.14	285.28	367.88	384.41	348.02	363.53	324.67	362.11	357.54	330.76	281.79	266.37	282.58	270.53	183.24	178.97	225.61	168.94	
% CHANGE	-16%	6%	5%	-14%	-4%	10%	-4%	8%	-10%	1%	8%	1%	6%	-6%	4%	2%	2%	-21%	34%	2%	
Median Sold Price	389,750	363,250	413,000	279,500	597,000	599,250	599,000	512,400	428,350	575,000	522,000	485,000	346,250	369,000	389,450	350,000	195,000	218,500	269,450	220,000	
% CHANGE	7%	-12%	48%	-10%	0%	0%	17%	8%	-26%	10%	8%	3%	-6%	-5%	11%	4%	-11%	-19%	22%	-28%	

Based on information from Metrolist, Inc on January 12, 2010. Note: This representation is based in whole or in part on content supplied by Metrolist, Inc. Metrolist, Inc does not guarantee nor is in any way responsible for its accuracy. Content maintained by Metrolist, Inc. may not reflect all real estate activity in the market.

WASHINGTON PARK ACTIVE/SOLD

January 1999 - December 2009



MONTH