

Washington Park Market Report 2010

The numbers are up but the dollars are down...

The number of homes sold in Washington Park from Ogden to University increased in 2010. That is the good news. This coupled with the 3 year low in inventory has given us a more robust market, especially in the last two months.

The most interesting part of this report is the mix of homes sold. The improvement came in the under \$600,000 range. In East Washington Park, we sold 83 homes priced over \$600,000 in 2009 while we only sold 48 in 2010. Thus, the improvement in the number of sales overall came from the under \$600,000 range. Increased activity in this price range began with the tax credits during the first half of the year but continued even after the tax cuts were done. This is probably due partially to the financing situation. Loans under \$417,000 are easier to get than higher amounts. Loans in this range can still be obtained with as little as 3-1/2% down and with a credit score as low as 620.

These market conditions are particularly advantageous to the move-up buyer. Selling a home under \$600,000 has become easier while someone buying a home over that mark will still find a Buyer's market. Interest rates also impact these higher end buyers more. The P and I payment on a \$700,000 mortgage at 5.5% today would be \$930/mo less than it was two years ago.

If you know someone who would like to buy or sell in the area, we would be happy to meet with them and give them an honest opinion of the market for selling or buying in their particular price range. Conditions for selling a home under \$600,000 and buying over that number have improved. It might be time to make a move.



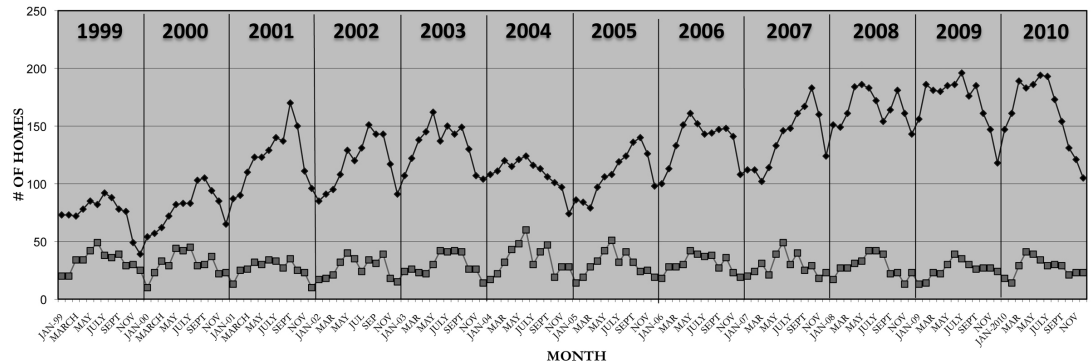
Shelley has been selling homes in the Washington Park neighborhood for 30 years and has lived in West Washington Park even longer. If you are looking for a seasoned professional, who can use her years of experience to give you expert real estate advice, call her. Working primarily by referral, Shelley 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 2010

SALES PRICE:	EAST SIDE																WEST SIDE															
	UNIVERSITY (West side only)				MARION-UNIVERSITY				DOWNING-OGDEN				EMERSON-SHERMAN				LINCOLN															
	2010	2009	2008	2007	2010	2009	2008	2007	2010	2009	2008	2007	2010	2009	2008	2007	2010	2009	2008	2007												
\$0 -199,999	1				6	5	3	2	3	3	1	1	8	8	4	2	7	7														
\$200 - 299,999		1	1	1	19	12	12	13	19	14	6	13	61	58	32	28	1	1	6	7												
\$300 - 399,999	1	2	2		40	26	33	37	11	10	9	21	23	22	25	33																
\$400 - 499,999	2	1	1	3	29	23	24	34	9	9	11	19	8	14	8	8																
\$500 - 599,999		1			11	10	14	15	2	6	12	10	8	9	9	13																
\$600 - 699,999					7	14	15	9	2	2	2	1		1	1	3																
\$700 - 799,999					8	11	8	11	1		2	2	1																			
\$800 - 899,999					11	6	11	10																								
\$900 - 999,999					11	24	24	18	1			2																				
over \$1 million																																
TOTAL SOLD	3	6	4	4	142	131	144	150	48	44	43	70	142	150	149	150	7	12	16	8												
Avg Price/Sq Ft	313.14	274.19	277.03	317.95	361.44	366.47	381.64	361.5	322.11	326.31	372.60	358.20	270.48	287.90	274.29	289.92	169.68	174.58	157.76	221.06												
Price/Sq Ft	334.13	410.19	372.53	447.37	520.41	627.14	880.8	567.57	478.72	485.37	556.29	548.82	436.18	478.02	474.78	450.33	227.20	268.71	253.29	282.22												
Price/Sq Ft	290.84	110.91	220.34	224.16	169.85	156.52	191.07	200.06	159.57	126.35	168.41	174.08	114.82	137.28	117.40	140.28	135.17	105.26	82.05	157.32												
% CHANGE	14%	-1%	-13%	16%	-1%	-4%	6%	0%	-1%	-12%	4%	2%	-6%	5%	-5%	4%	-3%	11%	-29%	16%												
Median Price/Sq Ft	314.44	267.59	317	300.14	359.78	367.88	384.41	348.02	318.65	324.67	362.11	357.54	266.91	281.79	266.37	282.58	171.77	183.24	178.97	225.61												
% CHANGE	18%	-16%	6%	5%	-2%	-4%	10%	-4%	-2%	-10%	1%	1%	-5%	6%	-6%	4%	-6%	2%	-21%	34%												
Median Sold Price	405,000	389,750	363,250	413,000	523,250	597,000	599,250	599,000	415,950	428,350	575,000	522,000	351,000	346,250	369,000	389,450	284,000	195,000	218,500	269,450												
% CHANGE	4%	7%	-12%	48%	-12%	0%	0%	17%	-3%	-26%	10%	3%	1%	-6%	-5%	11%	46%	-11%	-19%	22%												

Based on information from Metrolist, Inc. on February 10, 2011. 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 thru December 2010





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RE/MAX OF CHERRY CREEK, INC.
3773 Cherry Creek N. Dr., Suite 801
Denver, Colorado 80209

Office 303.320.1556 / Direct 303.331.4562
shelley@denverhomeshere.com

www.DenverHomesHere.com

2010

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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 "Free Home Value" button or to find a home to buy you can search the entire MLS IDX...all on our website.

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