

**STILL A SELLERS  
MARKET....**

If you study the chart, you can see that inventory typically peaks in the summer months. This year is following that trend but the peak is almost as low as the record low inventory we had in the summer of 2015. Closings are in line with the lower number we saw in 2015 which supports my theory that the reason for any decreases in the sold numbers is the result of the limited number of options for buyers to choose from.

The steep drop in days on market is also an indication of a strong seller's market. Buyers are snapping up the limited choices quickly. So, in summary, the market is slightly better for buyers than last month but most will not notice the difference. It remains a seller's market.

*Shelley Bridge*

**NUMBER OF  
ACTIVE  
LISTINGS:**

**55**

↑ 20%  
FROM  
LAST  
MONTH

↓ 14%  
FROM  
LAST  
YEAR

**Number of  
UNDER  
CONTRACT  
Listings:**

**25**

↓ 42%  
FROM  
LAST  
MONTH

↓ 61%  
FROM  
LAST  
YEAR



**NUMBER OF  
SOLD  
PROPERTIES:**

**37**

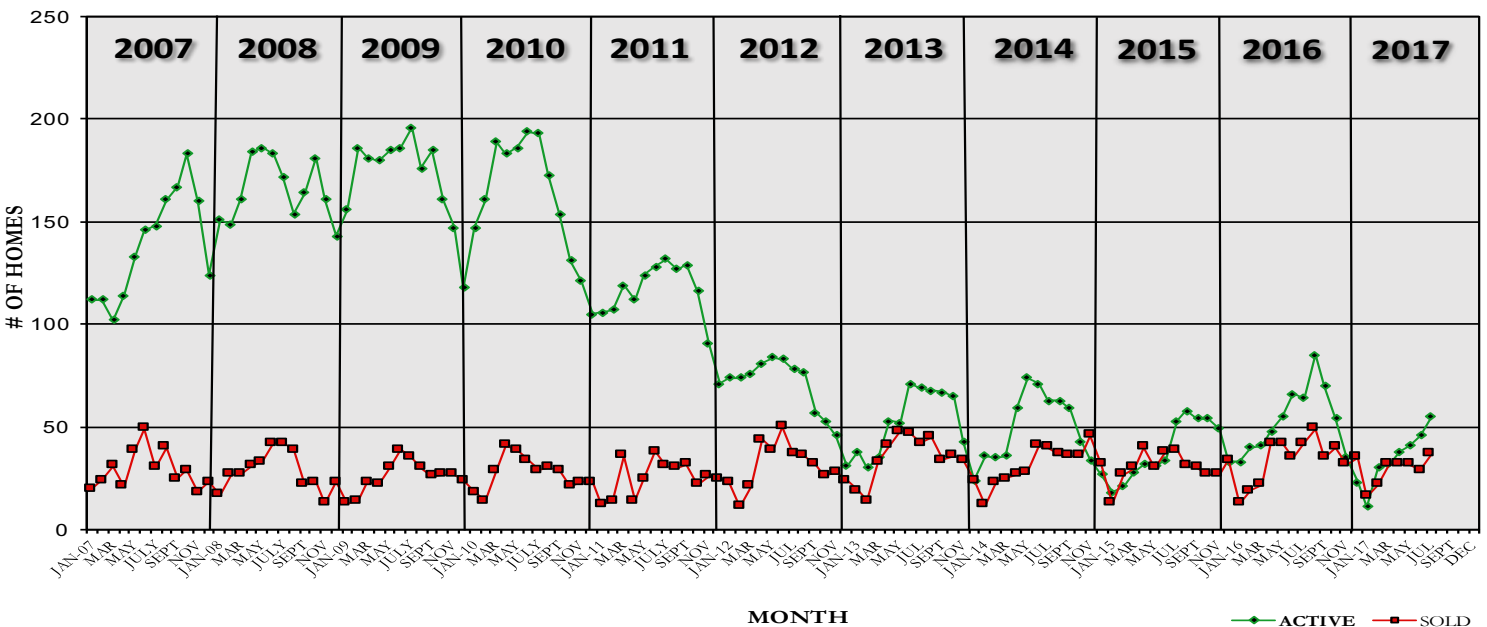
↑ 28%  
FROM  
LAST  
MONTH

↓ 12%  
FROM  
LAST  
YEAR

**AVERAGE  
DAYS ON  
MARKET : 16**

↑ 23%  
FROM  
LAST  
MONTH

↓ 33%  
FROM  
LAST  
YEAR



Based on information from REcolorado for the period of 7/1/2017 - 7/31/2017 as reported on 8/1/17, within the Denver metro area. This representation is based in whole or in part by REcolorado REcolorado does not guarantee or is in any way responsible for its accuracy. Content maintained by REcolorado may not reflect all real estate activity in the area.

Type	List Price	Address	Total Baths	Total Bedrooms	SqFt Above	SqFt Finished	SqFt Total	PSF Above Grade	Total Garage Spaces	Year Built	Lot Size SqFt	DOM	Sold Date	Sold Price
<b>SOLD</b>														
Attached	\$350,000	143 S Sherman Street	1	2	766	766	1,079	\$469.97	1	1924	3,787	4	7/28/17	\$360,000
Detached	\$435,000	265 S Corona Street	1	2	1,097	1,645	2,194	\$396.54	0	1909	4,760	0	7/21/17	\$435,000
Attached	\$470,000	315 S Clarkson Street	1	2	1,080	1,794	1,794	\$430.56	2	1926	3,062	12	7/28/17	\$465,000
Attached	\$495,000	311 S Clarkson Street	2	2	1,080	1,794	1,794	\$458.33	2	1926	3,062	12	7/28/17	\$495,000
Attached	\$499,000	945 S Washington Street	3	3	1,343	1,343	1,343	\$402.08	1	2010		3	7/24/17	\$540,000
Detached	\$500,000	285 S Pearl Street	2	2	1,383	1,383	1,383	\$350.69	0	1896	4,165	45	7/17/17	\$485,000
Detached	\$539,900	128 S Logan Street	2	3	1,561	1,561	1,861	\$335.04	2	1895	3,900	21	7/27/17	\$523,000
Detached	\$550,000	1301 S Ogden Street	2	3	868	1,492	1,636	\$616.36	0	1927	6,240	6	7/20/17	\$535,000
Detached	\$550,000	495 S University Boulevard	2	3	1,000	1,800	2,000	\$545.00	2	1929	6,240	5	7/14/17	\$545,000
Detached	\$550,000	601 S University Boulevard	2	3	1,088	2,121	2,176	\$488.97	2	1940	6,310	107	7/26/17	\$532,000
Detached	\$569,900	622 S Pennsylvania Street	2	3	1,559	1,559	1,907	\$394.48	2	1910	3,750	7	7/13/17	\$615,000
Detached	\$609,000	1039 S Clarkson Street	2	4	1,457	1,989	2,189	\$416.61	2	1910	4,540	3	7/13/17	\$607,000
Detached	\$620,000	441 S Washington Street	1	2	1,054	1,632	2,108	\$563.16	2	1926	4,690	5	7/14/17	\$593,575
Detached	\$620,000	644 S Pearl Street	3	3	1,306	2,106	2,264	\$467.08	2	1912	4,170	17	7/31/17	\$610,000
Detached	\$639,900	1134 S Washington Street	2	3	1,626	2,026	2,026	\$381.92	2	1906	6,250	43	7/21/17	\$621,000
Detached	\$649,900	1530 S York Street	2	3	1,625	2,440	2,452	\$400.00	2	1976	6,250	3	7/19/17	\$650,000
Detached	\$695,000	732 S Race Street	2	3	913	1,823	1,823	\$761.23	1	1926	4,680	3	7/10/17	\$695,000
Detached	\$750,000	1127 S Gaylord Street	2	4	1,078	2,078	2,156	\$718.92	1	1920	6,300	7	7/7/17	\$775,000
Detached	\$775,000	408 S Corona Street	2	4	1,366	2,572	2,572	\$567.35	1	1912	4,760	25	7/25/17	\$775,000
Detached	\$799,000	200 S Lincoln Street	3	4	2,518	3,300	3,360	\$320.29	3	1906	3,900	7	7/21/17	\$806,500
Detached	\$875,000	808 S High Street	3	4	1,272	2,272	2,412	\$727.20	2	1922	4,690	3	7/7/17	\$925,000
Attached	\$875,000	837 S Downing Street	4	3	2,481	3,614	3,737	\$352.68	2	2002	3,346	9	7/14/17	\$875,000
Detached	\$879,000	957 S Gaylord Street	3	3	1,290	2,413	2,413	\$688.37	3	1915	6,300	4	7/25/17	\$888,000
Detached	\$899,000	1045 S Ogden Street	3	4	2,008	2,596	2,701	\$435.26	0	1911	4,750	34	7/25/17	\$874,000
Detached	\$900,000	958 S Williams Street	3	4	1,920	2,713	2,713	\$468.75	1	1921	6,300	0	7/24/17	\$900,000
Detached	\$999,900	721 S Corona Street	3	4	2,184	3,329	3,416	\$434.52	2	1920	6,340	45	7/11/17	\$949,000
Detached	\$1,025,000	418 S Vine Street	4	5	1,879	2,601	2,870	\$537.52	2	1929	4,680	18	7/24/17	\$1,010,000
Attached	\$1,050,000	611 S Clarkson Street	5	4	2,475	2,627	3,746	\$424.24	2	2014	3,958	0	7/26/17	\$1,050,000
Detached	\$1,100,000	572 S Gaylord Street	4	5	1,924	2,764	2,903	\$550.94	3	1932	4,680	15	7/24/17	\$1,060,000
Detached	\$1,100,000	748 S Williams Street	4	4	2,572	3,120	3,149	\$427.68	2	1920	6,250	65	7/28/17	\$1,100,000
Detached	\$1,120,000	1405 S Gaylord Street	4	5	2,206	3,096	3,402	\$487.31	2	1924	6,300	22	7/31/17	\$1,075,000
Detached	\$1,320,000	362 S Williams Street	4	4	2,471	3,731	3,731	\$530.15	2	1922	4,680	5	7/25/17	\$1,310,000
Detached	\$1,499,900	536 S Vine Street	5	4	2,743	3,760	3,760	\$546.81	2	1930	4,680	10	7/3/17	\$1,499,900
Detached	\$1,725,000	2025 E Alameda Avenue	5	4	4,456	4,456	5,724	\$359.07	3	1994	14,630	16	7/24/17	\$1,600,000
Detached	\$1,740,000	857 S High Street	5	5	2,747	4,022	4,089	\$633.42	2	2016	4,690	8	7/7/17	\$1,740,000
Detached	\$1,795,000	736 S High Street	4	5	2,956	4,368	4,368	\$578.48	2	2013	4,690	11	7/11/17	\$1,710,000
Detached	\$2,200,000	575 S Gaylord Street	7	5	3,932	5,900	5,951	\$559.51	3	2016	6,240	0	7/17/17	\$2,200,000
<b>TOTAL SOLD = 37    AVERAGE DAYS ON MARKET = 16</b>														

Type	List Price	Address	Total Baths	Total Bedrooms	SqFt Above	SqFt Finished	SqFt Total	PSF Above Grade	Total Garage Spaces	Year Built	Lot Size SqFt	DOM
<b>UNDER CONTRACT</b>												
Detached	\$475,000	18 N Pennsylvania Street	2	3	1,188	1,716	1,892	\$399.83	1	1905	3,121	3
Attached	\$485,000	206 S Emerson Street	2	2	1,007	1,477	1,531	\$481.63	1	1923	3,147	1
Attached	\$499,000	1052 S Washington Street	2	2	1,018	1,018	1,373	\$490.18	1	1908		14
Detached	\$549,000	363 S Downing Street	2	3	1,164	2,148	2,148	\$471.65	1	1908	4,760	6
Detached	\$550,000	565 S Logan Street	2	3	1,292	1,292	1,588	\$425.70	2	1900	4,120	3
Detached	\$559,000	47 N Grant Street	1	3	1,709	1,709	1,901	\$327.09	3	1900	4,090	26
Detached	\$589,000	919 E Alameda Avenue	3	3	1,550	2,117	2,325	\$380.00	2	1909	3,900	56
Detached	\$615,000	1064 S Emerson Street	2	4	1,532	2,158	2,183	\$401.44	2	1906	4,760	4
Detached	\$675,000	201 S Lincoln Street	3	3	2,206	2,206	2,415	\$305.98	2	1890	4,160	16
Detached	\$695,000	538 S Clarkson Street	3	4	1,507	2,320	2,320	\$461.18	1	1925	4,760	9
Detached	\$699,900	544 N Lafayette Street	3	3	1,308	2,408	2,466	\$535.09	2	1930	4,690	73
Detached	\$737,900	270 S Clarkson Street	3	3	1,960	1,960	2,635	\$376.48	2	1899	6,340	221
Detached	\$745,000	232 S Williams Street	2	4	1,222	2,050	2,107	\$609.66	3	1925	4,680	4
Detached	\$750,000	880 S High Street	2	3	1,660	1,730	2,260	\$451.81	2	1922	4,690	8
Detached	\$795,000	807 S Vine Street	2	4	1,278	2,378	2,556	\$622.07	1	1926	4,680	4
Detached	\$875,000	982 S Pennsylvania Street	4	4	1,757	2,250	2,350	\$498.01	2	1914	4,462	4
Detached	\$879,500	1530 E Louisiana Avenue	3	3	1,926	2,259	2,259	\$456.65	2	1949	6,240	8
Detached	\$898,000	221 S Pearl Street	4	4	2,084	2,930	3,155	\$430.90	2	2012	3,663	24
Detached	\$995,000	1380 S Race Street	3	3	2,182	2,182	2,772	\$456.00	0	1936	6,300	43
Attached	\$1,098,000	443 S Humboldt Street	4	4	2,980	4,542	4,542	\$368.46	2	2000	4,027	57
Detached	\$1,099,000	1134 S Vine Street	4	4	2,817	3,767	3,937	\$390.13	2	1913	6,300	28
Detached	\$1,199,000	260 S Williams Street	4	4	2,151	3,001	3,090	\$557.42	3	1940	6,240	4
Detached	\$1,500,000	226 S Franklin Street	3	2	2,887	4,034	4,034	\$519.57	2	1985	6,750	25
Detached	\$2,350,000	965 S Race Street	5	4	2,966	4,371	4,527	\$792.31	3	2007	6,300	156
Detached	\$2,400,000	1058 S High Street	5	5	3,544	5,253	5,353	\$677.20	2	2016	6,300	5
<b>TOTAL UNDER CONTRACT = 25</b>												

Type	List Price	Address	Total Baths	Total Bedrooms	SqFt Above	SqFt Finished	SqFt Total	PSF Above Grade	Total Garage Spaces	Year Built	Lot Size SqFt	DOM
<b>ACTIVE</b>												
Attached	\$352,000	720 S Grant Street	1	1	715	715	931	\$492.31	0	1901	1,800	41
Attached	\$375,000	480 S Lincoln Street	1	2	971	1,291	1,291	\$386.20	2	1903		26
Attached	\$375,000	482 S Lincoln Street	1	2	971	1,291	1,291	\$386.20	2	1903		26
Detached	\$400,000	734 S Lincoln Street	1	2	918	918	1,780	\$435.73	1	1890	4,690	6
Attached	\$499,000	1048 S Washington Street	2	2	1,018	1,018	1,438	\$490.18	1	1908		25
Detached	\$530,000	158 S Pennsylvania Street	2	3	1,466	1,466	1,771	\$361.53	2	1905	3,900	12
Detached	\$539,900	1521 S University Boulevard	2	3	911	1,731	1,822	\$592.65	1	1940	5,590	37
Attached	\$539,900	379 E Bayaud Avenue	3	3	1,174	1,510	1,510	\$459.88	1	2006		4
Detached	\$550,000	169 S Grant Street	1	2	1,440	1,440	2,160	\$381.94	2	1900	4,490	36
Attached	\$569,000	936 S Pearl Street 104	3	3	1,614	1,614	1,614	\$352.54	1	2008		29
Detached	\$595,000	435 S University Boulevard	2	3	952	1,677	1,904	\$625.00	1	1929	6,240	54
Detached	\$599,900	836 S Logan Street	3	4	1,622	2,022	2,686	\$369.85	2	1893	4,800	149
Detached	\$625,000	1535 S Franklin Street	2	4	1,143	2,057	2,286	\$546.81	2	1956	6,240	294
Detached	\$680,000	738 S York Street	2	4	1,488	2,488	2,488	\$456.99	3	1938	4,690	40
Detached	\$739,000	1362 S University Boulevard	2	3	1,158	2,106	2,316	\$638.17	1	1924	6,250	24
Detached	\$745,000	172 S Downing Street	2	4	1,128	2,143	2,256	\$660.46	1	1922	5,630	26
Detached	\$759,950	1206 S Ogden Street	3	3	2,133	2,433	2,566	\$356.28	2	1903	6,240	47
Detached	\$760,000	321 S Ogden Street	4	3	2,051	3,065	3,065	\$370.55	2	1911	4,760	43
Attached	\$769,900	1112 S Clarkson Street	4	4	2,192	3,353	3,353	\$351.23	2	2003		9
Detached	\$769,999	1347 S Ogden Street	3	3	1,557	2,408	2,408	\$494.54	1	1977	5,390	59
Attached	\$774,900	1114 S Clarkson Street	4	4	2,407	3,462	3,556	\$321.94	2	2003	3,120	48
Detached	\$775,000	1268 S York Street	3	4	1,791	2,392	2,649	\$432.72	1	1907	6,300	62
Detached	\$795,000	926 S York Street	2	3	1,373	2,073	2,506	\$579.02	2	1921	4,690	41
Detached	\$799,000	702 S Corona Street	1	3	1,216	1,216	1,989	\$657.07	0	1906	6,342	18
Detached	\$819,000	930 S Pennsylvania Street	3	5	2,249	2,500	2,525	\$364.16	1	1900	4,166	46
Detached	\$825,000	490 S Race Street	3	4	2,166	2,445	2,538	\$380.89	2	1921	4,680	19
Detached	\$869,000	457 S Franklin Street	3	4	1,352	2,155	2,189	\$642.75	2	1925	4,760	12
Detached	\$899,000	1181 S High Street	4	3	2,241	2,241	2,961	\$401.16	2	1908	6,300	46
Detached	\$899,000	302 S Vine Street	3	4	2,366	3,145	3,335	\$379.97	2	1958	12,400	54
Detached	\$899,900	1281 S Downing Street	3	4	1,997	2,997	2,997	\$450.63	3	1912	8,990	111
Attached	\$950,000	695 S Corona Street	4	4	2,549	3,669	3,669	\$372.70	2	2000	3,175	117
Attached	\$989,000	468 S Franklin Street	5	4	2,488	3,504	3,505	\$397.51	2	2005	3,375	57
Detached	\$999,900	701 S Downing Street	3	5	2,281	3,535	3,620	\$438.36	2	1916	4,760	175
Detached	\$999,995	1098 S Pearl Street	5	5	2,527	3,375	3,375	\$395.72	2	1905	6,250	27
Detached	\$1,000,000	1510 S Humboldt Street	4	5	2,800	4,093	4,237	\$357.14	2	2008	6,297	39
Detached	\$1,019,000	681 S Gaylord Street	3	4	1,318	2,594	2,594	\$773.14	2	1931	6,240	33
Detached	\$1,050,000	322 S Humboldt Street	3	4	2,744	2,744	2,910	\$382.65	2	1897	4,760	143
Detached	\$1,069,000	1240 S CLARKSON Street	5	4	2,701	3,150	3,201	\$395.78	2	1909	4,310	5
Detached	\$1,120,000	1066 S Williams Street	3	4	2,301	3,174	3,365	\$486.74	2	1930	6,300	26

Detached	\$1,199,000	744 S Williams Street	3	4	3,151	3,851	4,120	\$380.51	2	1993	6,250	68
Detached	\$1,399,000	692 S High Street	4	4	2,452	3,572	3,572	\$570.55	2	1925	4,680	10
Detached	\$1,449,000	960 S High Street	4	4	3,773	5,023	5,445	\$384.04	2	1911	6,300	89
Detached	\$1,450,000	1184 S Clarkson Street	6	5	3,578	4,987	4,987	\$405.25	3	2017	4,567	172
Attached	\$1,495,000	1149 S Race Street	5	4	2,894	3,956	4,341	\$516.59	2	2010		2
Attached	\$1,635,000	433 S Humboldt Street	6	4	2,942	3,989	4,127	\$555.74	2	2017	4,000	24
Attached	\$1,635,000	435 S Humobldt Street	6	4	2,942	3,989	4,127	\$555.74	2	2017	4,000	24
Detached	\$1,650,000	525 S Downing Street	5	4	5,094	5,094	5,094	\$323.91	3	1936	6,350	41
Detached	\$1,750,000	969 S High Street	5	5	2,859	4,207	4,280	\$612.10	2	2017	4,720	5
Detached	\$1,795,000	2353 E Alameda Avenue	4	4	4,040	4,040	4,040	\$444.31	2	1995	11,867	456
Detached	\$1,968,400	350 S Gilpin Street	6	5	3,486	5,146	5,232	\$564.66	2	1924	6,240	56
Detached	\$1,995,000	911 S Williams Street	5	6	3,994	5,794	6,016	\$499.50	2	2005	6,670	90
Detached	\$2,189,000	1346 S Gaylord Street	5	6	3,495	5,141	5,297	\$626.32	2	2017	6,300	66
Detached	\$2,400,000	1120 S High Street	6	5	4,194	5,338	5,929	\$572.25	3	2013	6,648	61
Detached	\$4,050,000	1066 S Franklin Street	6	5	4,780	6,695	6,695	\$847.28	2	2014	6,300	60
Detached	\$7,800,000	2301 E Alameda Avenue	7	4	6,329	7,254	8,379	\$1,232.42	4	1932	56,998	2
<b>TOTAL ACTIVE = 55</b>												