

**STILL NO INVENTORY...**

With the inventory down 40% from a year ago, it is no surprise that the under contracts and solds are also down over 40%. The only puzzling number is that the days on market have increased. The market remains particular. Still, if a house does not show well, is over priced or has an issue such as a busy location, it can take some time to sell.

Like I have said in the past, it is almost can be like two markets. The buyers are still chasing after the same perfect houses with a perfect location and price but we are seeing others sit a little while. At this point, I feel that this is a seasonal phenomenon more than a trend. The mid to late summer can be slower due to vacations. Often we see a surge again after Labor Day. Only time will tell for sure.

*Shelley Bridge*

NUMBER OF  
**ACTIVE LISTINGS:**

**51**

↓ 7%  
FROM  
LAST  
MONTH

↓ 40%  
FROM  
LAST  
YEAR

Number of  
**UNDER CONTRACT**  
Listings:

**29**

↑ 16%  
FROM  
LAST  
MONTH

↓ 46%  
FROM  
LAST  
YEAR



NUMBER OF  
**SOLD**  
PROPERTIES:

**26**

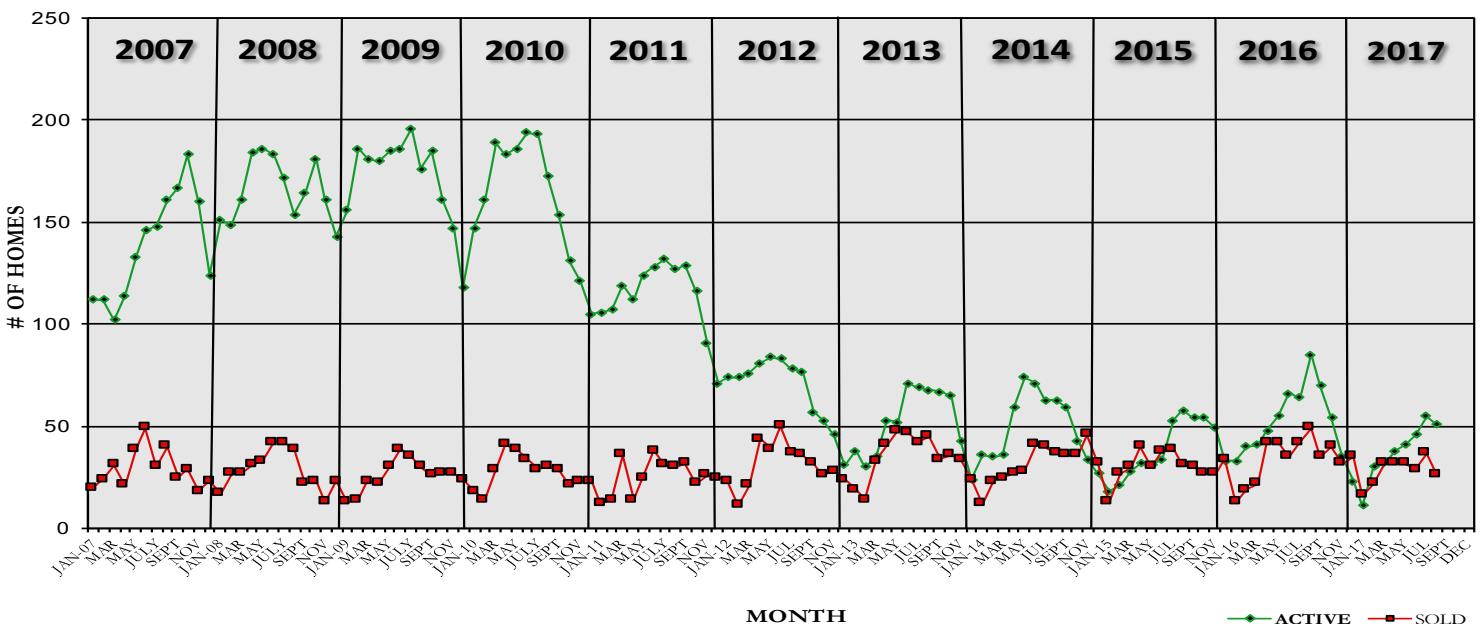
↓ 30%  
FROM  
LAST  
MONTH

↓ 47%  
FROM  
LAST  
YEAR

AVERAGE  
DAYS ON  
MARKET : **23**

↑ 44%  
FROM  
LAST  
MONTH

↑ 21%  
FROM  
LAST  
YEAR



Based on information from REcolorado for the period of 8/1/2017 - 8/31/2017 as reported on 9/1/17, 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>														
Detached	\$429,000	871 S Sherman Street	2	3	857	1,614	1,714	\$500.58	1	1929	4,690	35	8/11/17	\$429,000
Detached	\$475,000	18 N Pennsylvania Street	2	3	1,188	1,716	1,892	\$418.35	1	1905	3,121	3	8/14/17	\$497,000
Attached	\$485,000	206 S Emerson Street	2	2	1,007	1,477	1,531	\$486.59	1	1923	3,147	1	8/25/17	\$490,000
Detached	\$549,000	363 S Downing Street	2	3	1,164	2,148	2,148	\$476.80	1	1908	4,760	6	8/25/17	\$555,000
Detached	\$550,000	565 S Logan Street	2	3	1,292	1,292	1,588	\$425.70	2	1900	4,120	3	8/17/17	\$550,000
Detached	\$559,000	47 N Grant Street	1	3	1,709	1,709	1,901	\$325.63	3	1900	4,090	26	8/31/17	\$556,500
Detached	\$615,000	1064 S Emerson Street	2	4	1,532	2,158	2,183	\$414.49	2	1906	4,760	4	8/16/17	\$635,000
Detached	\$620,000	385 S Pennsylvania Street	2	2	1,465	1,465	1,885	\$430.03	2	1905	3,870	3	8/16/17	\$630,000
Detached	\$639,500	678 S Pennsylvania Street	2	3	1,027	1,706	1,706	\$618.31	2	1910	6,250	15	8/11/17	\$635,000
Detached	\$659,000	463 S Washington Street	3	4	1,536	2,247	2,455	\$419.92	2	1909	6,250	6	8/28/17	\$645,000
Detached	\$695,000	538 S Clarkson Street	3	4	1,507	2,320	2,320	\$451.23	1	1925	4,760	9	8/7/17	\$680,000
Detached	\$699,900	544 N Lafayette Street	3	3	1,308	2,408	2,466	\$504.33	2	1930	4,690	73	8/23/17	\$659,660
Detached	\$745,000	232 S Williams Street	2	4	1,222	2,050	2,107	\$617.84	3	1925	4,680	4	8/30/17	\$755,000
Detached	\$750,000	880 S High Street	2	3	1,660	1,730	2,260	\$445.78	2	1922	4,690	8	8/21/17	\$740,000
Attached	\$769,900	1112 S Clarkson Street	4	4	2,192	3,353	3,353	\$342.15	2	2003		11	8/25/17	\$750,000
Attached	\$774,900	1114 S Clarkson Street	4	4	2,407	3,462	3,556	\$311.59	2	2003	3,120	54	8/25/17	\$750,000
Detached	\$775,000	1268 S York Street	3	4	1,791	2,392	2,649	\$418.76	1	1907	6,300	67	8/28/17	\$750,000
Detached	\$795,000	807 S Vine Street	2	4	1,278	2,378	2,556	\$635.37	1	1926	4,680	4	8/30/17	\$812,000
Detached	\$875,000	982 S Pennsylvania Street	4	4	1,757	2,250	2,350	\$520.77	2	1914	4,462	4	8/22/17	\$915,000
Detached	\$898,000	221 S Pearl Street	4	4	2,084	2,930	3,155	\$418.67	2	2012	3,663	24	8/11/17	\$872,500
Detached	\$899,000	1283 S Williams Street	2	3	1,356	2,456	2,616	\$669.25	2	1918	6,300	8	8/10/17	\$907,500
Detached	\$1,099,000	1134 S Vine Street	4	4	2,817	3,767	3,937	\$378.77	2	1913	6,300	28	8/25/17	\$1,067,000
Detached	\$1,120,000	1066 S Williams Street	3	4	2,301	3,174	3,365	\$456.32	2	1930	6,300	27	8/30/17	\$1,050,000
Detached	\$1,199,000	260 S Williams Street	4	4	2,151	3,001	3,090	\$557.88	3	1940	6,240	4	8/21/17	\$1,200,000
Detached	\$1,500,000	226 S Franklin Street	3	2	2,887	4,034	4,034	\$484.93	2	1985	6,750	25	8/21/17	\$1,400,000
Detached	\$2,350,000	965 S Race Street	5	4	2,966	4,371	4,527	\$758.60	3	2007	6,300	156	8/11/17	\$2,250,000
<b>TOTAL SOLD = 26 AVERAGE DAYS ON MARKET = 23</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>												
Attached	\$284,950	73 Clarkson Street 73	1	2	728	728	728	\$391.41	1	1955		5
Attached	\$309,900	256 S Pearl Street	1	1	702	922	1,014	\$441.45	0	1906	1,880	2
Attached	\$340,000	720 S Grant Street	1	1	715	715	931	\$475.52	0	1901	1,800	67
Detached	\$385,000	734 S Lincoln Street	1	2	918	918	1,780	\$419.39	1	1890	4,690	25
Attached	\$499,000	1048 S Washington Street	2	2	1,018	1,018	1,438	\$490.18	1	1908		3
Detached	\$520,000	91 S Sherman Street	3	3	1,798	1,798	2,080	\$289.21	0	1890	3,060	2
Detached	\$530,000	209 S Lincoln Street	2	3	1,617	1,617	1,906	\$327.77	2	1891	3,810	7
Detached	\$530,000	677 S Washington Street	2	4	1,754	1,754	1,940	\$302.17	2	1892	4,690	58
Attached	\$539,900	379 E Bayaud Avenue	3	3	1,174	1,510	1,510	\$459.88	1	2006		10
Detached	\$539,900	1521 S University Boulevard	2	3	911	1,731	1,822	\$592.65	1	1940	5,590	39
Attached	\$550,000	331 S Emerson Street	3	3	978	1,308	1,308	\$562.37	1	1910	2,244	12
Detached	\$550,000	169 S Grant Street	1	2	1,440	1,440	2,160	\$381.94	2	1900	4,490	51
Detached	\$575,000	175 S Downing Street	2	3	1,578	1,405	2,082	\$364.39	2	1906	4,760	4
Attached	\$585,000	949 S Washington Street	3	3	1,619	1,619	1,619	\$361.33	2	2010		9
Detached	\$600,000	649 S Pennsylvania Street	2	3	1,617	1,617	1,734	\$371.06	1	1885	4,150	2
Attached	\$610,000	404 S Grant Street	3	3	1,848	1,848	2,088	\$330.09	1	1896	3,300	5
Detached	\$649,000	257 S Clarkson Street	3	4	1,537	2,305	2,305	\$422.25	2	1908	4,690	9
Detached	\$680,000	738 S York Street	2	4	1,488	2,488	2,488	\$456.99	3	1938	4,690	47
Detached	\$730,000	926 S York Street	2	2	1,373	2,073	2,506	\$531.68	2	1921	4,690	68
Detached	\$742,500	1206 S Ogden Street	3	3	2,133	2,433	2,566	\$348.10	2	1903	6,240	55
Detached	\$879,000	1181 S High Street	4	3	2,241	2,241	2,961	\$392.24	2	1908	6,300	71
Detached	\$899,000	302 S Vine Street	3	4	2,366	3,145	3,335	\$379.97	2	1958	12,400	65
Detached	\$899,900	882 S Pennsylvania Street	3	3	2,230	2,230	3,153	\$403.54	4	1904	9,370	7
Detached	\$945,000	1098 S Pearl Street	5	5	2,527	3,375	3,375	\$373.96	2	1905	6,250	46
Detached	\$1,198,000	245 S Williams Street	2	3	2,224	2,814	3,404	\$538.67	2	1921	10,400	10
Detached	\$1,389,000	692 S High Street	4	4	2,452	3,572	3,572	\$566.48	2	1925	4,680	30
Attached	\$1,599,000	433 S Humboldt Street	6	4	2,942	3,989	4,127	\$543.51	2	2017	4,000	49
Detached	\$1,650,000	525 S Downing Street	5	4	5,094	5,094	5,094	\$323.91	3	1936	6,350	70
Detached	\$1,750,000	969 S High Street	5	5	2,859	4,207	4,280	\$612.10	2	2017	4,720	8
<b>TOTAL UNDER CONTRACT = 29</b>												

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<b>ACTIVE</b>												
Attached	\$365,000	482 S Lincoln Street	1	2	971	1,291	1,291	\$375.90	2	1903		57
Attached	\$410,000	272 S Sherman Street	2	3	1,571	1,571	1,571	\$260.98	0	1895		13
Detached	\$449,500	673 S Lincoln Street	1	3	1,334	1,334	1,726	\$336.96	1	1896	4,690	2
Detached	\$450,000	249 S Franklin Street	1	2	798	798	1,107	\$563.91	2	1908	4,130	1
Detached	\$464,900	959 S University Boulevard	2	2	705	1,125	1,410	\$659.43	0	1922	6,500	28
Attached	\$499,000	803 E Ellsworth Avenue	2	2	1,046	1,046	1,046	\$477.06	0	1922	2,110	50
Detached	\$530,000	158 S Pennsylvania Street	2	3	1,466	1,466	1,771	\$361.53	2	1905	3,900	29
Detached	\$550,000	2255 E Iowa Avenue	2	4	1,362	2,588	2,724	\$403.82	2	1955	6,250	8
Attached	\$559,000	936 S Pearl Street 104	3	3	1,614	1,614	1,614	\$346.34	1	2008		60
Detached	\$574,990	29 S Pearl Street	2	3	1,122	2,088	2,244	\$512.47	2	1919	4,687	31
Detached	\$595,000	1535 S Franklin Street	2	4	1,143	2,057	2,286	\$520.56	2	1956	6,240	325
Detached	\$599,900	836 S Logan Street	3	4	1,622	2,022	2,686	\$369.85	2	1893	4,800	180
Detached	\$629,500	1345 S Corona Street	2	4	864	1,342	1,342	\$728.59	1	1922	6,240	15
Detached	\$665,000	744 S York Street	2	3	962	1,924	1,924	\$691.27	1	1929	4,690	31
Detached	\$699,000	750 S Pearl Street	2	3	1,046	1,631	1,631	\$668.26	2	1905	4,160	24
Detached	\$699,900	1590 S York Street	3	4	1,625	2,452	2,452	\$430.71	2	1975	6,000	29
Detached	\$699,999	1362 S University Boulevard	2	4	1,158	2,106	2,316	\$604.49	1	1924	6,250	55
Detached	\$725,000	172 S Downing Street	2	4	1,128	2,143	2,256	\$642.73	1	1922	5,630	57
Detached	\$725,000	321 S Ogden Street	4	3	2,051	3,065	3,065	\$353.49	2	1911	4,760	74
Detached	\$737,900	270 S Clarkson Street	3	3	1,960	1,960	2,635	\$376.48	2	1899	6,340	244
Detached	\$740,000	702 S Corona Street	1	3	1,216	1,216	1,989	\$608.55	0	1906	6,342	49
Detached	\$795,000	490 S Race Street	3	4	2,166	2,445	2,538	\$367.04	2	1921	4,680	50
Detached	\$805,000	960 S Gaylord Street	2	3	1,213	2,341	2,341	\$663.64	2	1916	4,720	1
Detached	\$819,000	930 S Pennsylvania Street	3	5	2,249	2,500	2,525	\$364.16	1	1900	4,166	77
Detached	\$829,900	714 S High Street	2	3	1,086	2,046	2,172	\$764.18	2	1924	4,690	15
Detached	\$869,000	457 S Franklin Street	3	4	1,352	2,155	2,189	\$642.75	2	1925	4,760	43
Detached	\$875,000	875 S Emerson Street	3	4	2,007	2,481	2,481	\$435.97	3	1916	4,750	23
Detached	\$875,000	1186 S Gaylord Street	2	5	1,379	2,627	2,693	\$634.52	2	1937	6,300	28
Detached	\$899,900	1281 S Downing Street	3	4	1,997	2,997	2,997	\$450.63	3	1912	8,990	142
Detached	\$950,000	1510 S Humboldt Street	4	5	2,800	4,093	4,237	\$339.29	2	2008	6,297	70
Attached	\$950,000	468 S Franklin Street	5	4	2,488	3,504	3,505	\$381.83	2	2005	3,375	88
Detached	\$995,000	322 S Humboldt Street	3	3	2,744	2,744	2,910	\$362.61	2	1897	4,760	174
Detached	\$999,500	681 S Gaylord Street	3	4	1,318	2,594	2,594	\$758.35	2	1931	6,240	64
Detached	\$999,900	701 S Downing Street	3	5	2,281	3,535	3,620	\$438.36	2	1916	4,760	206

Detached	\$1,019,000	1240 S CLARKSON Street	5	4	2,701	3,150	3,201	\$377.27	2	1909	4,310	36
Detached	\$1,199,000	744 S Williams Street	3	4	3,151	3,851	4,120	\$380.51	2	1993	6,250	99
Detached	\$1,295,000	1465 S Vine Street	5	4	2,884	4,164	4,307	\$449.03	2	2007	4,720	29
Detached	\$1,300,000	44 N Lincoln Street	6	5	2,944	3,561	3,631	\$441.58	1	1895	6,250	28
Detached	\$1,399,999	960 S High Street	4	4	3,773	5,023	5,445	\$371.06	2	2002	6,300	117
Detached	\$1,450,000	1184 S Clarkson Street	6	5	3,578	4,987	4,987	\$405.25	3	2017	4,567	203
Attached	\$1,495,000	1149 S Race Street	5	4	2,894	3,956	4,341	\$516.59	2	2010		33
Attached	\$1,599,000	435 S Humobldt Street	6	4	2,942	3,989	4,127	\$543.51	2	2017	4,000	55
Detached	\$1,795,000	2353 E Alameda Avenue	4	4	4,040	4,040	4,040	\$444.31	2	1995	11,867	487
Detached	\$1,850,000	1155 S York Street	5	5	3,386	5,000	5,033	\$546.37	3	2008	6,300	1
Detached	\$1,850,000	408 S Franklin Street	5	5	3,400	5,000	5,000	\$544.12	2	2017	5,060	1
Detached	\$1,968,400	350 S Gilpin Street	6	5	3,486	5,146	5,232	\$564.66	2	1924	6,240	87
Detached	\$1,979,000	911 S Williams Street	5	6	3,994	5,794	6,016	\$495.49	2	2005	6,670	121
Detached	\$2,095,000	1346 S Gaylord Street	5	6	3,495	5,141	5,297	\$599.43	2	2017	6,300	97
Detached	\$2,400,000	1120 S High Street	6	5	4,194	5,338	5,929	\$572.25	3	2013	6,648	92
Detached	\$4,050,000	1066 S Franklin Street	6	5	4,780	6,695	6,695	\$847.28	2	2014	6,300	91
Detached	\$7,800,000	2301 E Alameda Avenue	7	4	6,329	7,254	8,379	\$1,232.42	4	1932	56,998	33
<b>TOTAL ACTIVE = 51</b>												