

THE TIMES THEY ARE  
A CHANGIN' ...

Or are they? The inventory has increased slightly over last month but it is still 40% less than it was a year ago and is 1/3 to 1/2 of the numbers we saw in 2007 through 2011. The big question remains: Are closings down from last month and this time last year because there are fewer buyers or because there is much less to buy? It may be some of both. We typically see a decrease in activity this time of year. However, are we facing bigger issues such as economic trends? I have not read anything that says our Denver economy has taken a turn for the worse.

Perhaps the biggest factor could be affordability. Some younger families may be pushed to the suburbs simply because they cannot afford a home that is large enough for their family in Washington Park. \$500,000 is now the entry point for most homes in our neighborhood that are not on busy streets such as Lincoln. Many singles and some professionals cannot qualify at that level. There was one sale at 821 S Pennsylvania that appears that it was substantially under market with a price of \$300,000. I am not sure what happened there as it was never placed in the MLS so it may not have been an arms length transaction.

*Shelley Bridge*

NUMBER OF  
ACTIVE  
LISTINGS:

55

↑ 8%  
FROM  
LAST  
MONTH

↓ 21%  
FROM  
LAST  
YEAR

Number of  
UNDER  
CONTRACT  
Listings:

27

↓ 7%  
FROM  
LAST  
MONTH

↓ 39%  
FROM  
LAST  
YEAR



NUMBER OF  
SOLD  
PROPERTIES:

30

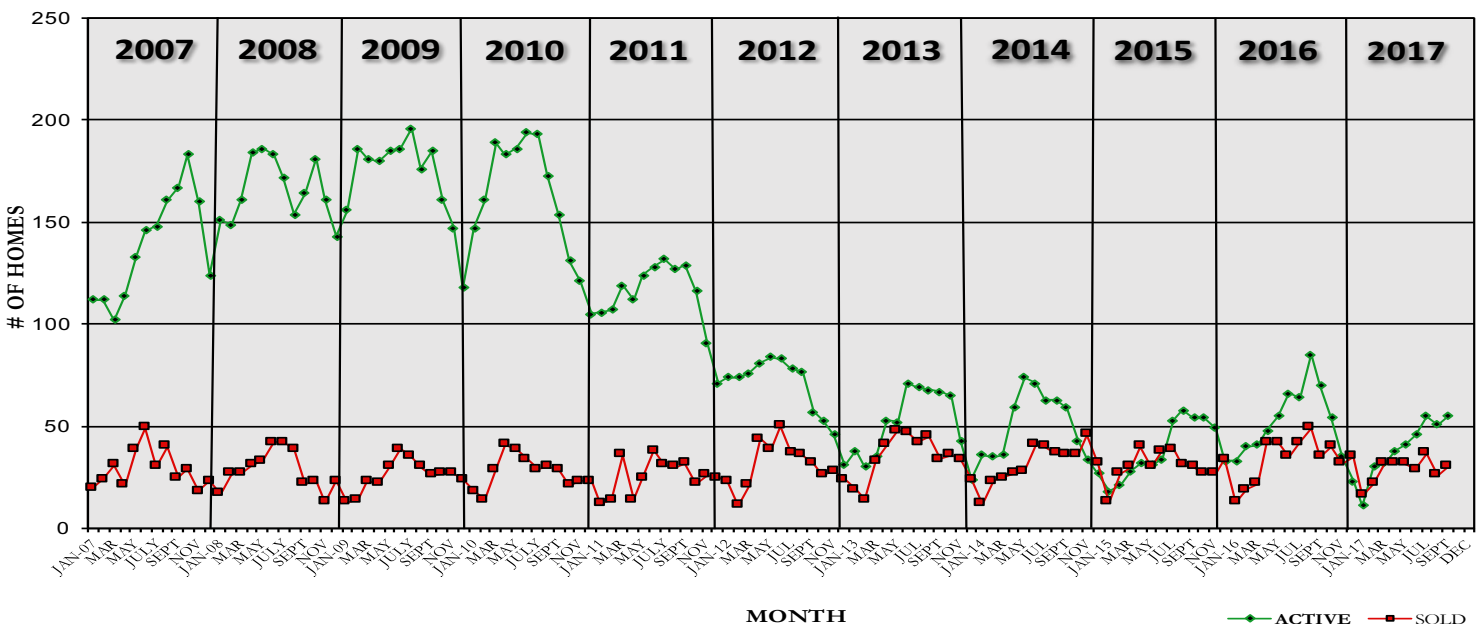
↑ 15%  
FROM  
LAST  
MONTH

↓ 14%  
FROM  
LAST  
YEAR

AVERAGE  
DAYS ON  
MARKET : 28

↑ 22%  
FROM  
LAST  
MONTH

↑ 40%  
FROM  
LAST  
YEAR



Based on information from REcolorado for the period of 9/1/2017 - 9/30/2017 as reported on 10/3/17, 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	\$284,950	73 Clarkson Street 73	1	2	728	728	728	\$391.48	1	1955		5	9/29/17	\$285,000
Detached	\$300,000	821 S Pennsylvania Street	1	3	1,089	1,089	2,178	\$275.48	1	1921	6,350	0	9/30/17	\$300,000
Attached	\$309,900	256 S Pearl Street	1	1	702	922	1,014	\$471.82	0	1906	1,880	2	9/5/17	\$331,215
Attached	\$340,000	720 S Grant Street	1	1	715	715	931	\$457.34	0	1901	1,800	67	9/26/17	\$327,000
Detached	\$385,000	734 S Lincoln Street	1	2	918	918	1,780	\$419.39	1	1890	4,690	25	9/29/17	\$385,000
Attached	\$499,000	1048 S Washington Street	2	2	1,018	1,018	1,438	\$490.18	1	1908		3	9/21/17	\$499,000
Attached	\$499,000	803 E Ellsworth Avenue	2	2	1,046	1,046	1,046	\$481.84	0	1922	2,110	55	9/21/17	\$504,000
Detached	\$520,000	91 S Sherman Street	3	3	1,798	1,798	2,080	\$301.72	0	1890	3,060	2	9/18/17	\$542,500
Detached	\$530,000	158 S Pennsylvania Street	2	3	1,466	1,466	1,771	\$349.93	2	1905	3,900	33	9/29/17	\$513,000
Detached	\$530,000	209 S Lincoln Street	2	3	1,617	1,617	1,906	\$327.77	2	1891	3,810	7	9/15/17	\$530,000
Attached	\$539,900	379 E Bayaud Avenue	3	3	1,174	1,510	1,510	\$459.88	1	2006		10	9/5/17	\$539,900
Detached	\$550,000	169 S Grant Street	1	2	1,440	1,440	2,160	\$368.06	2	1900	4,490	51	9/8/17	\$530,000
Attached	\$550,000	331 S Emerson Street	3	3	978	1,308	1,308	\$557.26	1	1910	2,244	12	9/19/17	\$545,000
Detached	\$589,000	919 E Alameda Avenue	3	3	1,550	2,117	2,325	\$370.97	2	1909	3,900	56	9/21/17	\$575,000
Detached	\$600,000	649 S Pennsylvania Street	2	3	1,617	1,617	1,734	\$371.06	1	1885	4,150	2	9/20/17	\$600,000
Detached	\$649,000	257 S Clarkson Street	3	4	1,537	2,305	2,305	\$400.13	2	1908	4,690	9	9/19/17	\$615,000
Detached	\$675,000	201 S Lincoln Street	3	3	2,206	2,206	2,415	\$300.32	2	1890	4,160	16	9/15/17	\$662,500
Detached	\$680,000	738 S York Street	2	4	1,488	2,488	2,488	\$450.27	3	1938	4,690	47	9/8/17	\$670,000
Detached	\$730,000	926 S York Street	2	2	1,373	2,073	2,506	\$533.87	2	1921	4,690	68	9/15/17	\$733,000
Detached	\$742,500	1206 S Ogden Street	3	3	2,133	2,433	2,566	\$343.41	2	1903	6,240	55	9/8/17	\$732,500
Detached	\$879,500	1530 E Louisiana Avenue	3	3	1,926	2,259	2,259	\$441.33	2	1949	6,240	8	9/21/17	\$850,000
Detached	\$899,900	882 S Pennsylvania Street	3	3	2,230	2,230	3,153	\$430.49	4	1904	9,370	7	9/26/17	\$960,000
Detached	\$945,000	1098 S Pearl Street	5	5	2,527	3,375	3,375	\$348.24	2	1905	6,250	46	9/22/17	\$880,000
Detached	\$995,000	1380 S Race Street	3	3	2,182	2,182	2,772	\$446.84	0	1936	6,300	43	9/11/17	\$975,000
Attached	\$1,098,000	443 S Humboldt Street	4	4	2,980	4,542	4,542	\$354.03	2	2000	4,027	57	9/6/17	\$1,055,000
Detached	\$1,389,000	692 S High Street	4	4	2,452	3,572	3,572	\$540.38	2	1925	4,680	30	9/8/17	\$1,325,000
Detached	\$1,750,000	969 S High Street	5	5	2,859	4,207	4,280	\$605.11	2	2017	4,720	8	9/5/17	\$1,730,000
Detached	\$2,250,000	558 S Gaylord Street	5	5	3,306	2,109	5,109	\$665.46	2	2013	6,240	0	9/6/17	\$2,200,000
Detached	\$2,400,000	1058 S High Street	5	5	3,544	5,253	5,353	\$677.20	2	2016	6,300	5	9/15/17	\$2,400,000
Detached	\$2,400,000	1120 S High Street	6	5	3,651	5,703	6,003	\$621.75	3	2013	6,648	98	9/25/17	\$2,270,000
<b>TOTAL SOLD = 30 AVERAGE DAYS ON MARKET = 28</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	\$429,500	673 S Lincoln Street	1	3	1,334	1,334	1,726	\$321.96	1	1896	4,690	23
Detached	\$439,000	515 S Lincoln Street	1	3	1,125	1,125	1,520	\$390.22	0	1900	4,690	15
Detached	\$450,000	249 S Franklin Street	1	2	798	798	1,107	\$563.91	2	1908	4,130	2
Attached	\$475,000	41 S Sherman Street	2	2	950	1,425	1,425	\$500.00	1	1901	1,561	11
Detached	\$549,000	309 E Bayaud Avenue	2	2	1,360	1,660	1,696	\$403.68	0	1905	2,130	2
Detached	\$550,000	1535 S Franklin Street	2	4	1,143	2,057	2,286	\$481.19	2	1956	6,240	344
Detached	\$550,000	76 S Washington Street	2	3	1,303	1,303	1,433	\$422.10	2	1890	3,125	5
Detached	\$550,000	83 N Washington Street	2	2	1,275	1,275	2,232	\$431.37	2	1900	4,248	5
Attached	\$559,000	936 S Pearl Street 104	3	3	1,614	1,614	1,614	\$346.34	1	2008		81
Detached	\$600,000	829 S Corona Street	2	3	1,145	1,800	1,886	\$524.02	2	1921	3,960	2
Detached	\$629,500	1345 S Corona Street	2	4	864	1,342	1,342	\$728.59	1	1922	6,240	21
Detached	\$685,000	607 S Pennsylvania Street	2	4	1,612	2,088	2,404	\$424.94	2	1907	4,150	5
Detached	\$699,000	418 S Franklin Street	2	2	1,251	1,545	1,560	\$558.75	2	1930	5,060	16
Detached	\$699,000	685 S Grant Street	2	4	2,065	2,065	2,631	\$338.50	2	1902	6,250	9
Detached	\$699,000	750 S Pearl Street	2	3	1,046	1,631	1,631	\$668.26	2	1905	4,160	38
Detached	\$699,000	854 S Pennsylvania Street	2	3	1,611	1,858	2,041	\$433.89	2	1911	4,689	3
Detached	\$700,000	321 S Ogden Street	4	3	2,051	3,065	3,065	\$341.30	2	1911	4,760	99
Detached	\$725,000	446 S Logan Street	4	3	1,254	2,154	2,236	\$578.15	2	1909	4,680	4
Detached	\$740,000	702 S Corona Street	1	3	1,216	1,216	1,989	\$608.55	0	1906	6,342	53
Detached	\$750,000	250 S Emerson Street	4	4	1,660	2,407	2,490	\$451.81	2	1910	4,760	4
Detached	\$799,000	818 S Gilpin Street	3	3	1,482	2,497	2,610	\$539.14	2	1923	4,690	15
Detached	\$814,900	425 S Pennsylvania Street	3	4	2,185	2,185	2,358	\$372.95	2	1890	4,680	2
Detached	\$819,900	714 S High Street	2	3	1,086	2,046	2,172	\$754.97	2	1924	4,690	34
Detached	\$955,000	681 S Gaylord Street	3	4	1,318	2,594	2,594	\$724.58	2	1931	6,240	91
Detached	\$1,399,999	960 S High Street	4	4	3,773	5,023	5,445	\$371.06	2	2002	6,300	122
Detached	\$1,850,000	1155 S York Street	5	5	3,386	5,000	5,033	\$546.37	3	2008	6,300	9
Detached	\$1,850,000	408 S Franklin Street	5	5	3,400	5,000	5,000	\$544.12	2	2017	5,060	8
<b>TOTAL UNDER CONTRACT = 27</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	\$375,000	272 S Sherman Street	2	3	1,571	1,571	1,571	\$238.70	0	1895		36
Attached	\$375,000	274 S Sherman Street	2	2	1,069	1,069	1,069	\$350.80	2	1905		13
Attached	\$435,000	302 S Lincoln Street	2	3	1,476	1,476	1,886	\$294.72	0	1908	3,112	27
Attached	\$460,000	69 S Pearl Street	1	2	999	999	1,379	\$460.46	1	1900		3
Detached	\$464,900	959 S University Boulevard	2	1	705	1,125	1,410	\$659.43	0	1922	6,500	60
Detached	\$510,000	122 E Bayaud Avenue	1	2	1,128	1,128	1,368	\$452.13	1	1888	4,480	11
Detached	\$550,000	2255 E Iowa Avenue	2	4	1,362	2,588	2,724	\$403.82	2	1955	6,250	40
Detached	\$585,000	275 S Washington Street	2	3	1,152	1,937	2,037	\$507.81	3	1928	4,690	3
Detached	\$599,000	648 S Williams Street	2	2	1,268	1,268	1,268	\$472.40	2	1900	3,120	4
Detached	\$599,900	836 S Logan Street	3	4	1,622	2,022	2,686	\$369.85	2	1893	4,800	212
Detached	\$640,000	640 S Sherman Street	3	3	1,536	1,900	1,954	\$416.67	4	1905	4,690	18
Detached	\$649,000	1005 S Washington Street	2	3	1,486	1,486	1,837	\$436.74	2	1903	6,250	19
Detached	\$668,900	1362 S University Boulevard	2	4	1,158	2,106	2,316	\$577.63	1	1924	6,250	87
Detached	\$675,000	1234 S University Boulevard	2	4	1,142	2,164	2,452	\$591.07	2	1914	6,250	12
Detached	\$675,000	50 N Sherman Street 52	1	2	1,236	1,236	2,556	\$546.12	1	1922	6,130	12
Detached	\$680,000	712 S York Street	2	3	1,030	1,940	2,030	\$660.19	2	1931	5,010	25
Detached	\$685,000	1260 S Emerson Street	3	3	1,669	1,904	2,453	\$410.43	2	1927	4,670	6
Detached	\$699,000	577 S Grant Street	2	4	1,942	1,942	2,418	\$359.94	2	1891	4,690	12
Detached	\$725,000	270 S Clarkson Street	3	3	1,960	1,960	2,635	\$369.90	2	1899	6,340	16
Detached	\$725,000	608 S Pearl Street	2	3	1,426	2,061	2,139	\$508.42	2	1900	4,170	27
Detached	\$749,000	515 S Grant Street	3	3	2,128	3,185	3,302	\$351.97	2	1905	4,690	12
Detached	\$775,000	417 S Gilpin Street	2	3	1,346	1,849	1,920	\$575.78	2	1913	5,060	26
Detached	\$779,900	930 S Pennsylvania Street	3	5	2,249	2,500	2,525	\$346.78	1	1900	4,166	109
Detached	\$795,000	490 S Race Street	3	4	2,166	2,445	2,538	\$367.04	2	1921	4,680	82
Detached	\$795,000	960 S Gaylord Street	2	3	1,213	2,341	2,341	\$655.40	2	1916	4,720	33
Detached	\$805,000	1335 S Ogden Street	3	4	1,503	2,241	2,391	\$535.60	1	1926	5,690	31
Detached	\$839,000	875 S Emerson Street	3	4	2,007	2,481	2,481	\$418.04	3	1916	4,750	55
Detached	\$854,000	457 S Franklin Street	3	4	1,352	2,155	2,189	\$631.66	2	1925	4,760	75
Detached	\$865,000	241 S Pearl Street	4	4	2,084	2,930	3,155	\$415.07	2	2013	3,356	26
Detached	\$875,000	1186 S Gaylord Street	2	5	1,379	2,627	2,693	\$634.52	2	1937	6,300	60
Attached	\$899,000	235 S Washington Street	4	3	1,944	2,867	2,916	\$462.45	2	2009	3,116	25
Attached	\$899,900	124 S Washington Street	5	4	2,190	2,964	2,964	\$410.91	2	2017	2,644	14
Detached	\$899,900	1281 S Downing Street	3	4	1,997	2,997	2,997	\$450.63	3	1912	8,990	174
Detached	\$925,000	1440 S Gaylord Street	3	3	1,244	1,902	1,902	\$743.57	2	1925	5,350	4

Detached	\$950,000	1510 S Humboldt Street	4	5	2,800	4,093	4,237	\$339.29	2	2008	6,297	102
Attached	\$950,000	695 S Corona Street	4	4	2,549	3,669	3,669	\$372.70	2	2000	3,049	27
Detached	\$975,000	724 S Williams Street	3	4	2,183	2,650	2,675	\$446.63	2	1925	4,690	5
Detached	\$984,900	675 S York Street	3	4	2,042	3,267	3,322	\$482.32	2	1928	6,240	32
Detached	\$995,000	322 S Humboldt Street	3	3	2,744	2,744	2,910	\$362.61	2	1897	4,760	206
Detached	\$999,500	1240 S Clarkson Street	5	4	2,701	3,150	3,201	\$370.05	2	1910	4,310	18
Detached	\$999,900	701 S Downing Street	3	5	2,281	3,535	3,620	\$438.36	2	1916	4,760	238
Detached	\$1,029,000	812 S Gaylord Street	3	4	1,922	3,094	3,094	\$535.38	3	1929	5,610	24
Detached	\$1,250,000	1120 S York Street	4	4	2,454	3,220	3,236	\$509.37	2	1912	6,300	4
Detached	\$1,250,000	1465 S Vine Street	5	4	2,884	4,164	4,307	\$433.43	2	2007	4,720	61
Detached	\$1,298,000	44 N Lincoln Street	6	5	2,944	3,561	3,631	\$440.90	1	1895	6,250	60
Detached	\$1,450,000	1184 S Clarkson Street	6	5	3,578	4,987	4,987	\$405.25	3	2017	4,567	232
Attached	\$1,559,000	435 S Humboldt Street	6	4	2,942	3,989	4,127	\$529.91	2	2017	4,000	87
Detached	\$1,675,000	235 S High Street	4	4	3,175	4,825	4,825	\$527.56	2	1993	7,300	6
Detached	\$1,795,000	2353 E Alameda Avenue	4	4	4,040	4,040	4,040	\$444.31	2	1995	11,867	519
Detached	\$1,848,500	350 S Gilpin Street	6	5	3,486	5,146	5,232	\$530.26	2	1924	6,240	119
Detached	\$1,880,000	1144 S High Street	5	5	3,434	4,934	5,035	\$547.47	3	2007	6,648	24
Detached	\$1,895,000	1346 S Gaylord Street	5	6	3,495	5,141	5,297	\$542.20	2	2017	6,300	129
Detached	\$1,950,000	911 S Williams Street	5	6	3,994	5,794	6,016	\$488.23	2	2005	6,670	153
Detached	\$3,895,000	1066 S Franklin Street	6	5	4,780	6,695	6,695	\$814.85	2	2014	6,300	123
Detached	\$7,800,000	2301 E Alameda Avenue	7	4	6,329	7,254	8,379	\$1,232.42	4	1932	56,998	65
<b>TOTAL ACTIVE = 55</b>												