

**WE BROKE ANOTHER RECORD...**

The Denver Post said yesterday that we have record low inventory for November. Washington Park appears to be following that trend. Our inventory is down 17% from this month last year. Even with the holidays fast approaching the down time we saw at Thanksgiving, it is a great time to sell a house in Washington Park. Who would have guessed?

Our own experience confirms these stats as last month we had two listings bid up over asking and we landed a house for one of our buyers but found ourselves competing with 36 other buyers. Crazy! This market takes experience. If you or someone you know is interested in capitalizing on the unprecedented market, please don't hesitate to be in touch. We have the experience to bring a great result.

Have a great holiday also. All the best in 2018 too!

*Shelley Bridge*

**NUMBER OF ACTIVE LISTINGS:**

# 29

↓ 29% FROM LAST MONTH | ↓ 17% FROM LAST YEAR

**Number of UNDER CONTRACT Listings:**

# 33

↑ 27% FROM LAST MONTH

↓ 43% FROM LAST YEAR



**NUMBER OF SOLD PROPERTIES:**

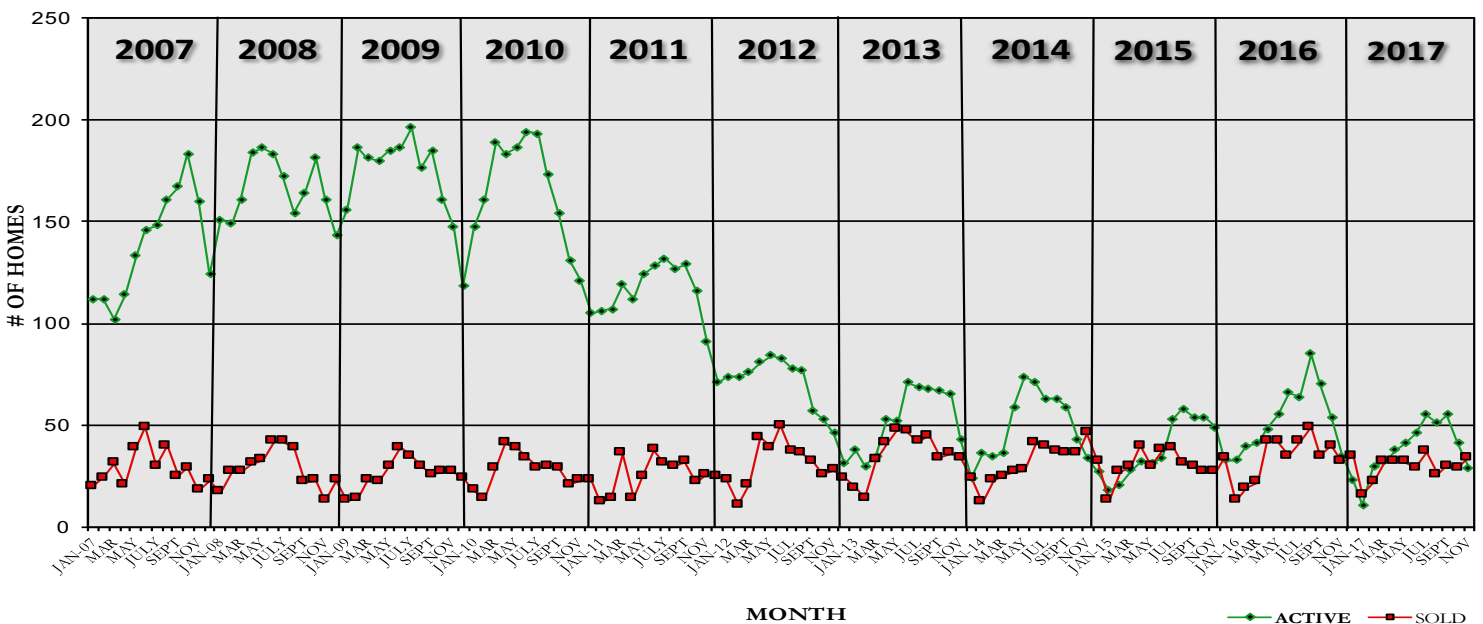
# 34

↑ 17% FROM LAST MONTH | ↑ 6% FROM LAST YEAR

**AVERAGE DAYS ON MARKET : 32**

↓ 11% FROM LAST MONTH

↓ 14% FROM LAST YEAR



Based on information from REcolorado for the period of 11/1/2017 - 11/30/2017 as reported on 12/5/17, 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	\$359,900	322 S Logan Street	1	2	813	813	1385	430.5	1	1890	3,120	9	11/30/17	\$350,000
Detached	\$439,000	515 S Lincoln Street	1	3	1125	1125	1520	373.33	0	1900	4,690	15	11/3/17	\$420,000
Detached	\$464,900	959 S University Boulevard	2	1	705	1125	1410	602.84	0	1922	6,500	63	11/9/17	\$425,000
Detached	\$449,000	1181 S Emerson Street	1	1	824	980	1136	521.84	0	1911	4,680	7	11/15/17	\$430,000
Detached	\$399,000	821 S Pennsylvania Street	1	3	1089	1089	2178	436.18	1	1921	6,350	5	11/16/17	\$475,000
Attached	\$559,000	936 S Pearl Street	3	3	1614	1614	1614	337.67	1	2008		81	11/17/17	\$545,000
Detached	\$615,000	466 S Pearl Street	2	3	1225	1536	1640	502.04	2	1909	4,690	3	11/30/17	\$615,000
Detached	\$630,000	640 S Sherman Street	3	3	1536	1900	1954	406.9	4	1905	4,690	45	11/30/17	\$625,000
Detached	\$624,000	744 S York Street	2	3	962	1924	1924	654.89	1	1929	4,690	78	11/30/17	\$630,000
Detached	\$650,000	1260 S Emerson Street	3	3	1669	1904	2453	389.45	2	1927	4,670	10	11/17/17	\$650,000
Detached	\$679,000	324 S Race Street	2	3	1721	2921	3028	394.54	1	1930	6,240	0	11/30/17	\$679,000
Detached	\$675,000	50 N Sherman Street	1	2	1236	1236	2556	550.16	1	1922	6,130	19	11/15/17	\$680,000
Detached	\$710,000	416 S Washington Street	2	3	1249	2099	2258	568.45	2	1905	4,690	5	11/30/17	\$710,000
Detached	\$699,000	685 S Grant Street	2	4	2065	2065	2631	345.04	2	1902	6,250	9	11/1/17	\$712,500
Detached	\$670,000	550 S York Street	2	3	1360	2460	2648	533.09	2	1928	6,240	3	11/1/17	\$725,000
Detached	\$749,000	515 S Grant Street	3	3	2128	3185	3302	346.33	2	1905	4,690	13	11/1/17	\$737,000
Detached	\$764,000	490 S Race Street	3	4	2166	2445	2538	341.18	2	1921	4,680	110	11/21/17	\$739,000
Detached	\$750,000	250 S Emerson Street	4	4	1660	2407	2490	466.87	2	1910	4,760	4	11/27/17	\$775,000
Detached	\$799,000	918 S Gaylord Street	2	3	1121	2242	2242	713.65	2	1916	4,720	1	11/8/17	\$800,000
Detached	\$819,900	714 S High Street	2	3	1086	2046	2172	755.06	2	1924	4,690	34	11/3/17	\$820,000
Detached	\$839,000	875 S Emerson Street	3	4	2007	2481	2481	408.57	3	1916	4,750	63	11/15/17	\$820,000
Detached	\$835,000	1186 S Gaylord Street	2	5	1379	2627	2693	601.89	2	1937	6,300	94	11/27/17	\$830,000
Detached	\$865,000	241 S Pearl Street	4	4	2084	2930	3155	411.23	2	2013	3,356	28	11/9/17	\$857,000
Detached	\$899,900	1281 S Downing Street	3	4	1997	2997	2997	438.16	3	1912	8,990	177	11/13/17	\$875,000
Detached	\$955,000	681 S Gaylord Street	3	4	1318	2594	2594	715.1	2	1931	6,240	91	11/8/17	\$942,500
Detached	\$990,000	1419 S Gaylord Street	3	4	1428	2856	2856	679.27	2	1927	5,250	18	11/17/17	\$970,000
Detached	\$1,250,000	1465 S Vine Street	5	4	2884	4164	4307	415.4	2	2007	4,720	69	11/22/17	\$1,198,000
Detached	\$1,200,000	935 S Ogden Street	4	5	2322	3193	3200	516.8	3	1922	4,750	6	11/2/17	\$1,200,000
Detached	\$1,250,000	1120 S York Street	4	4	2454	3220	3236	489	2	1912	6,300	7	11/6/17	\$1,200,000
Detached	\$1,749,000	1134 S York Street	4	4	3270	3270	4976	519.88	2	2010	6,300	8	11/13/17	\$1,700,000
Detached	\$1,850,000	408 S Franklin Street	5	5	3400	5000	5000	536.76	2	2017	5,060	8	11/7/17	\$1,825,000
Detached	\$1,829,000	450 S Vine Street	5	5	2875	4198	4275	636.17	2	2017	4,680	4	11/29/17	\$1,829,000
Detached	\$1,800,000	565 S Corona Street	5	5	3430	4970	5037	539.36	3	2017	6,350	5	11/22/17	\$1,850,000
Detached	\$1,875,000	1346 S Gaylord Street	5	6	3495	5141	5297	536.48	2	2017	6,300	2	11/30/17	\$1,875,000
<b>TOTAL SOLD = 34 AVERAGE DAYS ON THE MARKET = 32</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	\$245,000	69 N Logan Street	1	1	551	551	551	444.65	0	1890		28
Attached	\$365,000	482 S Lincoln Street	1	2	971	1291	1291	375.9	2	1903		57
Attached	\$389,900	302 S Lincoln Street	2	3	1476	1476	1886	264.16	0	1908	3,112	27
Attached	\$395,000	324 S Logan Street	2	2	1157	1157	1157	341.4	0	1898		16
Detached	\$419,900	86 N Lincoln Street	2	4	1420	1420	1857	295.7	2	1905	3,460	140
Detached	\$420,000	844 S Sherman Street	1	2	883	1300	1385	475.65	1	1926	4,690	3
Detached	\$449,900	260 S Logan Street	1	2	978	978	1417	460.02	1	1904	4,162	9
Detached	\$520,000	942 E Mississippi Avenue	2	2	1203	1203	1557	432.25	1	1930	2,180	5
Detached	\$574,990	29 S Pearl Street	2	3	1122	2088	2244	512.47	2	1919	4,687	44
Detached	\$575,000	83 N Washington Street	2	2	1275	1275	2232	450.98	2	1900	4,248	8
Detached	\$599,900	1069 S Ogden Street	1	2	951	1543	1691	630.81	1	1911	4,750	61
Detached	\$625,000	1234 S University Boulevard	2	4	1142	2164	2452	547.29	2	1914	6,250	46
Detached	\$625,000	1005 S Washington Street	2	3	1486	1486	1837	420.59	2	1903	6,250	45
Detached	\$649,900	58 S Sherman Street	2	4	1758	1758	1954	369.68	2	1893	3,120	11
Detached	\$695,000	165 S Downing Street	2	4	1140	2080	2280	609.65	1	1922	4,760	14
Detached	\$705,000	270 S Clarkson Street	3	3	1960	1960	2635	359.69	2	1899	6,340	27
Detached	\$715,000	1059 S Corona Street	2	3	1214	2428	2428	588.96	2	1921	4,750	5
Detached	\$725,000	543 S Clarkson Street	2	3	1819	2066	2402	398.57	2	1913	4,410	3
Detached	\$725,000	554 S Emerson Street	2	4	936	1498	1872	774.57	1	1924	4,760	33
Detached	\$740,000	930 S Pennsylvania Street	3	5	2249	2500	2525	329.04	1	1900	4,166	171
Detached	\$750,000	417 S Gilpin Street	2	3	1346	1849	1920	557.21	2	1913	5,060	64
Detached	\$795,000	1190 S York Street	2	4	1782	1782	2156	446.13	2	1904	6,300	10
Detached	\$795,000	960 S Gaylord Street	2	3	1213	2341	2341	655.4	2	1916	4,720	91
Detached	\$875,000	834 S Pennsylvania Street	3	4	2437	2437	2887	359.05	2	1909	4,690	2
Detached	\$895,000	1258 S Race Street	2	3	1224	2249	2366	731.21	1	1919	4,720	3
Attached	\$899,000	235 S Washington Street	4	3	1944	2867	2916	462.45	2	2009	3,116	64
Detached	\$905,000	507 S Emerson Street	3	4	1672	2672	2672	541.27	3	1908	4,230	34
Detached	\$950,000	322 S Humboldt Street	3	3	2744	2744	2910	346.21	2	1897	4,760	263
Detached	\$984,900	675 S York Street	3	4	2042	3267	3322	482.32	2	1928	6,240	40
Detached	\$1,295,000	395 S Gaylord Street	4	4	1700	3400	3400	761.76	2	1949	6,240	5
Detached	\$1,599,000	1309 S Marion Street	6	5	3650	5172	5394	438.08	2	2008	5,990	6
Attached	\$1,599,000	433 S Humboldt Street	6	4	2942	3989	4127	543.51	2	2017	4,000	49
Detached	\$1,750,000	375 S York Street	5	4	2750	4125	4125	636.36	2	2008	4,680	23
<b>TOTAL UNDER CONTRACT = 33</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>												
Detached	\$500,000	122 E Bayaud Avenue	1	2	1128	1128	1368	443.26	1	1888	4,480	74
Detached	\$550,000	69 N Grant Street	2	2	1613	1613	2103	340.98	1	1896	3,075	37
Detached	\$599,900	836 S Logan Street	3	4	1622	2022	2686	369.85	2	1893	4,800	274
Detached	\$620,000	1246 S Clarkson Street	2	3	1258	1498	1752	492.85	3	1907	4,680	9
Detached	\$649,999	978 S Pennsylvania Street	2	2	1133	1133	1901	573.7	0	1900	4,166	5
Detached	\$655,000	712 S York Street	2	3	1030	1940	2030	635.92	2	1931	5,010	88
Detached	\$685,000	906 S Vine Street	1	2	1121	1121	2242	611.06	1	1913	4,720	0
Detached	\$695,000	2 N Pennsylvania Street	3	4	1682	2082	2521	413.2	0	1905	2,397	35
Detached	\$717,000	608 S Pearl Street	2	3	1426	2061	2139	502.81	2	1900	4,170	90
Detached	\$810,000	486 S Williams Street	3	3	1102	1929	2204	735.03	1	1920	4,680	18
Detached	\$824,900	1440 S Gaylord Street	3	3	1244	1902	1902	663.1	2	1925	5,350	67
Detached	\$829,000	538 S Clarkson Street	3	4	1507	2320	2320	550.1	1	1925	4,760	27
Detached	\$854,000	457 S Franklin Street	3	4	1352	2155	2189	631.66	2	1925	4,760	138
Attached	\$890,000	315 S Emerson Street	4	4	1954	2925	2941	455.48	2	2006	3,175	21
Detached	\$949,000	463 S Gaylord Street	4	4	2260	2935	2967	419.91	2	1985	4,683	34
Detached	\$949,500	1240 S Clarkson Street	5	4	2701	3150	3201	351.54	2	1909	4,680	19
Attached	\$975,000	347 S Franklin Street	4	4	1910	2817	2865	510.47	2	2012		4
Detached	\$975,000	966 S York Street	4	4	2112	2912	3111	461.65	1	1921	6,250	47
Detached	\$1,014,900	812 S Gaylord Street	3	4	1922	3094	3094	528.04	3	1929	5,610	73
Detached	\$1,274,900	480 S Race Street	4	6	2860	4540	4650	445.77	2	1996	4,680	40
Detached	\$1,296,000	44 N Lincoln Street	6	5	2944	3561	3631	440.22	1	1895	6,250	123
Detached	\$1,450,000	764 S York Street	4	4	2545	3498	3575	569.74	2	2017	6,250	13
Detached	\$1,450,000	1184 S Clarkson Street	6	5	3578	4987	4987	405.25	3	2017	4,567	295
Attached	\$1,475,000	435 S Humboldt Street	6	4	2942	3989	4127	501.36	0	2017	3,970	46
Detached	\$1,750,000	223 S Lafayette Street	5	5	2648	3908	3972	660.88	2	2011	4,530	47
Detached	\$1,750,000	680 S Gilpin Street	5	5	4259	6259	6396	410.89	2	2001	6,240	61
Detached	\$1,795,000	200 S Franklin Street	4	5	2983	4163	4263	601.74	3	2015	6,710	0
Detached	\$1,800,000	1144 S High Street	5	5	3434	4934	5035	524.17	3	2007	6,648	11
Detached	\$1,848,500	350 S Gilpin Street	6	5	3486	5146	5232	530.26	2	1924	6,240	182
<b>TOTAL ACTIVE = 29</b>												