

LOOKS LIKE THE SAME  
OLD PROBLEM TO ME...

There still is nothing to buy. To me, that is what pushes the numbers of under contract and sold listings down.

A 40% decrease in days on market is telling. In other words, anything that does get listed sells very quickly. When we see homes take longer to sell, then we will know that demand has dropped. There has been much talk in the media that this will be happening soon. I agree it will happen. Prices are already pushing many out of the market. So far, we have not seen that dampen the market but eventually we will. Given that prices have not arrested the market yet, I would expect to see a rip roaring Spring market.

*Shelley Bridge*

NUMBER OF  
**ACTIVE LISTINGS:**

**23**

↓ **21%**  
FROM  
LAST  
MONTH

**No Change**  
FROM  
LAST  
YEAR

Number of  
**UNDER CONTRACT**  
Listings:

**10**

↓ **70%**  
FROM  
LAST  
MONTH

↓ **29%**  
FROM  
LAST  
YEAR



NUMBER OF  
**SOLD**  
PROPERTIES:

**23**

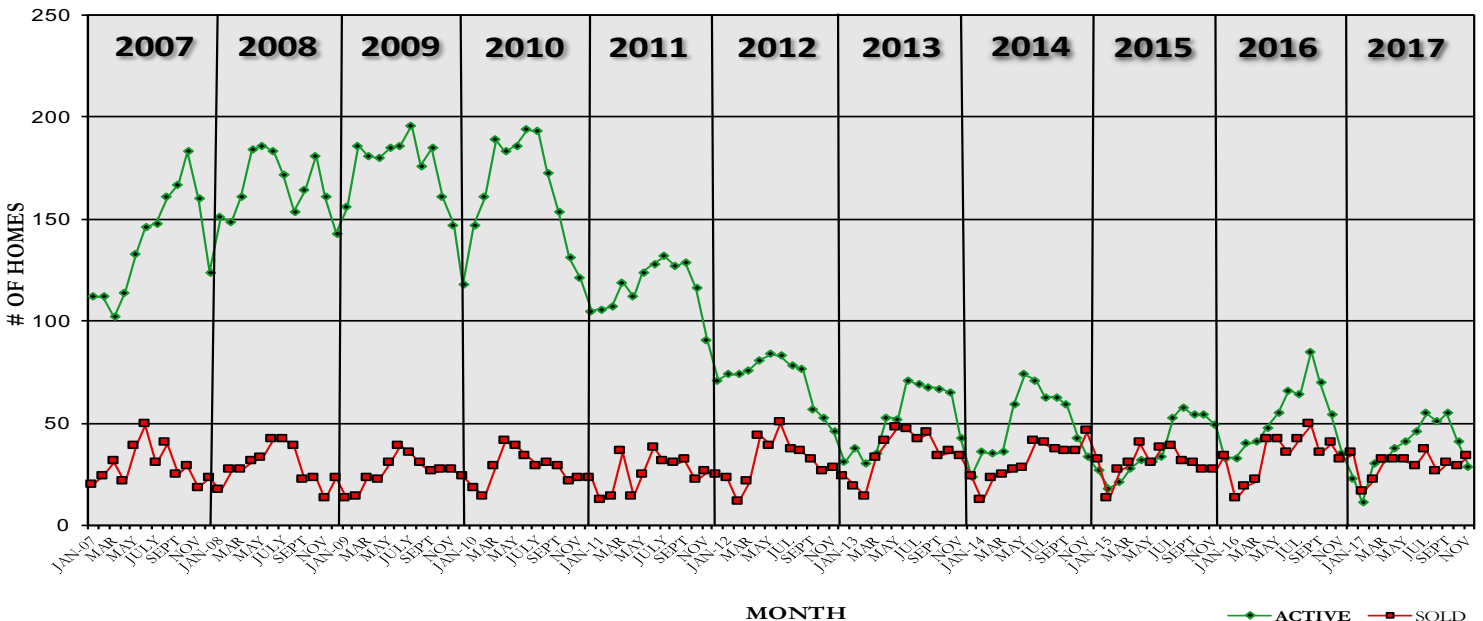
↓ **32%**  
FROM  
LAST  
MONTH

↓ **34%**  
FROM  
LAST  
YEAR

AVERAGE  
DAYS ON  
MARKET : **25**

↓ **22%**  
FROM  
LAST  
MONTH

↓ **40%**  
FROM  
LAST  
YEAR



Based on information from REcolorado for the period of 12/1/2017 - 12/31/2017 as reported on 1/3/18, 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	\$389,900	302 S Lincoln Street	2	3	1,476	1,476	1,886	\$257.45	0	1908	3,112	27	12/21/17	\$380,000
Attached	\$395,000	324 S Logan Street	2	2	1,157	1,157	1,157	\$337.94	0	1898		16	12/8/17	\$391,000
Detached	\$420,000	844 S Sherman Street	1	2	883	1,300	1,385	\$492.64	1	1926	4,690	3	12/11/17	\$435,000
Detached	\$520,000	942 E Mississippi Avenue	2	2	1,203	1,203	1,557	\$454.70	1	1930	2,180	5	12/11/17	\$547,000
Detached	\$574,990	29 S Pearl Street	2	3	1,122	2,088	2,244	\$517.83	2	1919	4,687	44	12/15/17	\$581,000
Detached	\$575,000	83 N Washington Street	2	2	1,275	1,275	2,232	\$450.98	2	1900	4,248	8	12/26/17	\$575,000
Detached	\$585,000	275 S Washington Street	2	3	1,152	1,937	2,037	\$499.13	3	1928	4,690	4	12/1/17	\$575,000
Detached	\$619,000	1160 S Ogden Street 1 & 2	2	3	1,009	1,968	2,018	\$625.37	2	1952	4,680	5	12/22/17	\$631,000
Detached	\$620,000	386 S Sherman Street	2	4	1,869	2,071	2,196	\$331.73	2	1891	4,160	0	12/4/17	\$620,000
Detached	\$625,000	1005 S Washington Street	2	3	1,486	1,486	1,837	\$410.50	2	1903	6,250	45	12/11/17	\$610,000
Detached	\$625,000	1234 S University Boulevard	2	4	1,142	2,164	2,452	\$538.53	2	1914	6,250	46	12/7/17	\$615,000
Detached	\$649,900	58 S Sherman Street	2	4	1,758	1,758	1,954	\$369.68	2	1893	3,120	11	12/21/17	\$649,900
Detached	\$685,000	906 S Vine Street	1	2	1,121	1,121	2,242	\$656.56	1	1913	4,720	7	12/21/17	\$736,000
Detached	\$705,000	270 S Clarkson Street	3	3	1,960	1,960	2,635	\$356.12	2	1899	6,340	27	12/15/17	\$698,000
Detached	\$717,000	608 S Pearl Street	2	3	1,426	2,061	2,139	\$490.88	2	1900	4,170	91	12/21/17	\$700,000
Detached	\$750,000	417 S Gilpin Street	2	3	1,346	1,849	1,920	\$542.35	2	1913	5,060	64	12/15/17	\$730,000
Detached	\$795,000	1190 S York Street	2	4	1,782	1,782	2,156	\$436.03	2	1904	6,300	10	12/8/17	\$777,000
Detached	\$895,000	1258 S Race Street	2	3	1,224	2,249	2,366	\$731.21	1	1919	4,720	3	12/27/17	\$895,000
Attached	\$899,000	235 S Washington Street	4	3	1,944	2,867	2,916	\$452.67	2	2009	3,116	64	12/15/17	\$880,000
Detached	\$905,000	507 S Emerson Street	3	4	1,672	2,672	2,672	\$532.30	3	1908	4,230	34	12/28/17	\$890,000
Detached	\$984,900	675 S York Street	3	4	2,042	3,267	3,322	\$472.58	2	1928	6,240	40	12/12/17	\$965,000
Detached	\$1,295,000	395 S Gaylord Street	4	4	1,700	3,400	3,400	\$764.71	2	1949	6,240	5	12/15/17	\$1,300,000
Detached	\$1,599,000	1309 S Marion Street	6	5	3,650	5,172	5,394	\$436.71	2	2008	5,990	6	12/18/17	\$1,594,000
<b>TOTAL SOLD = 23      AVERAGE DAYS ON THE MARKET = 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>UNDER CONTRACT</b>												
Detached	\$655,000	712 S York Street	2	3	1,030	1,940	2,030	\$635.92	2	1931	5,010	100
Detached	\$695,000	165 S Downing Street	2	4	1,140	2,080	2,280	\$609.65	1	1922	4,760	14
Detached	\$725,000	543 S Clarkson Street	2	3	1,819	2,066	2,402	\$398.57	2	1913	4,410	3
Detached	\$730,000	930 S Pennsylvania Street	3	5	2,249	2,500	2,525	\$324.59	1	1900	4,166	185
Detached	\$764,000	1580 S York Street	3	4	1,752	2,492	2,728	\$436.07	2	1975	6,460	4
Detached	\$854,000	457 S Franklin Street	3	4	1,352	2,155	2,189	\$631.66	2	1925	4,760	139
Detached	\$1,014,900	812 S Gaylord Street	3	4	1,922	3,094	3,094	\$528.04	3	1929	5,610	75
Detached	\$1,750,000	375 S York Street	5	4	2,750	4,125	4,125	\$636.36	2	2008	4,680	23
Detached	\$1,795,000	200 S Franklin Street	4	5	2,983	4,163	4,263	\$601.74	3	2015	6,710	8
Detached	\$1,800,000	1144 S High Street	5	5	3,434	4,934	5,035	\$524.17	3	2007	6,648	22
<b>TOTAL UNDER CONTACT = 10</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	1,128	1,128	1,368	\$443.26	1	1888	4,480	103
Detached	\$550,000	69 N Grant Street	2	2	1,613	1,613	2,103	\$340.98	1	1896	3,075	58
Detached	\$599,000	1246 S Clarkson Street	2	3	1,258	1,498	1,752	\$476.15	3	1907	4,680	38
Detached	\$599,900	836 S Logan Street	3	4	1,622	2,022	2,686	\$369.85	2	1893	4,800	303
Detached	\$649,999	978 S Pennsylvania Street	2	2	1,133	1,133	1,901	\$573.70	0	1900	4,166	34
Detached	\$709,000	356 S Logan Street	2	4	1,536	2,231	2,304	\$461.59	2	1899	4,670	15
Detached	\$749,900	864 S Ogden Street	2	3	871	1,711	1,735	\$860.96	2	1936	4,500	28
Detached	\$799,000	486 S Williams Street	3	3	1,102	1,929	2,204	\$725.05	1	1920	4,680	47
Detached	\$799,900	1440 S Gaylord Street	3	3	1,244	1,902	1,902	\$643.01	2	1925	5,350	96
Detached	\$829,000	538 S Clarkson Street	3	4	1,507	2,320	2,320	\$550.10	1	1925	4,760	56
Attached	\$890,000	315 S Emerson Street	4	4	1,954	2,925	2,941	\$455.48	2	2006	3,175	50
Detached	\$949,500	1240 S Clarkson Street	5	4	2,701	3,150	3,201	\$351.54	2	1909	4,680	48
Attached	\$975,000	347 S Franklin Street	4	4	1,910	2,817	2,865	\$510.47	2	2012		20
Detached	\$975,000	966 S York Street	4	4	2,112	2,912	3,111	\$461.65	1	1921	6,250	76
Detached	\$1,194,000	480 S Race Street	4	6	2,860	4,540	4,650	\$417.48	2	1996	4,680	69
Detached	\$1,296,000	44 N Lincoln Street	6	5	2,944	3,561	3,631	\$440.22	1	1895	6,250	152
Detached	\$1,450,000	764 S York Street	4	4	2,545	3,498	3,575	\$569.74	2	2017	6,250	42
Detached	\$1,750,000	223 S Lafayette Street	5	5	2,648	3,908	3,972	\$660.88	2	2011	4,530	76
Detached	\$1,750,000	680 S Gilpin Street	5	5	4,259	6,259	6,396	\$410.89	2	2001	6,240	90
Detached	\$1,790,000	684 S Vine Street	5	5	2,756	4,006	4,074	\$649.49	2	2017	4,680	20
Detached	\$1,848,500	350 S Gilpin Street	6	5	3,486	5,146	5,232	\$530.26	2	1924	6,240	211
Detached	\$2,095,000	673 S Race Street	5	5	3,118	4,382	4,862	\$671.91	2	2017	4,680	11
Detached	\$2,300,000	1144 S Gaylord Street	5	5	3,802	5,629	5,901	\$604.94	2	2018	6,300	26
<b>TOTAL ACTIVE = 23</b>												