

SPRING HAS SPRUNG!

Finally, a teeny weeny bit more inventory. There is a decrease in the number of homes under contract and sold. I feel that is mostly a function of the lower inventory earlier in the year rather than any sort of softening of the market. However, rates have increased so that could be a factor.

In my subjective opinion, the houses I put on the market in March still had a very high level of activity but perhaps not quite as many offers as they would have in the Spring of 2017. However, all sold over asking so not much for sellers to complain about. Buyers are a little happier that they have a little better chance of winning a house. It remains a Seller's Market in Washington Park!

Shelley Bridge

NUMBER OF
ACTIVE LISTINGS:

34

↑70%
FROM
LAST
MONTH

↑6%
FROM
LAST
YEAR

Number of
UNDER CONTRACT
Listings:

25

↑32%
FROM
LAST
MONTH

↓31%
FROM
LAST
YEAR



NUMBER OF
SOLD
PROPERTIES:

25

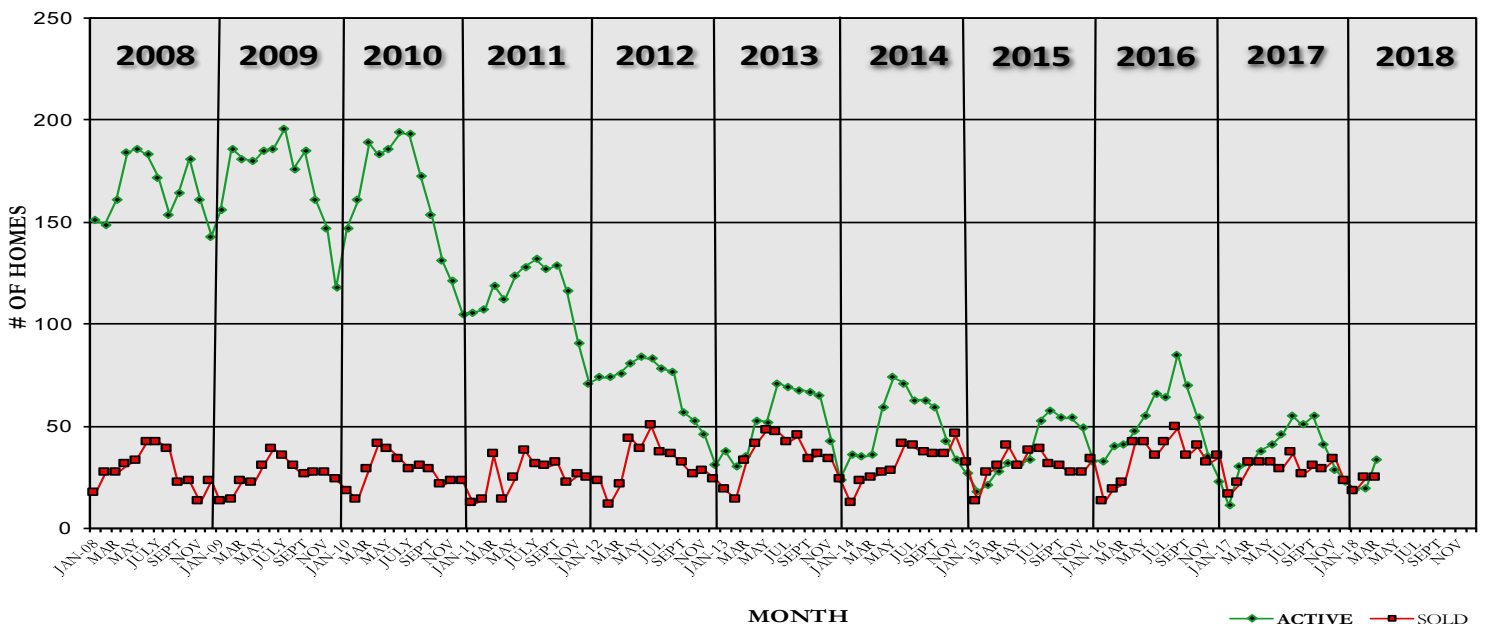
No Change
FROM
LAST
MONTH

↓22%
FROM
LAST
YEAR

AVERAGE
DAYS ON
MARKET : **19**

↓17%
FROM
LAST
MONTH

↓37%
FROM
LAST
YEAR



Based on information from REcolorado for the period of 3/1/2018 - 3/31/2018 as reported on 4/3/18, 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
SOLD														
Detached	\$302,000	1000 E 1st Avenue 306	1	1	748	748	748	\$403.74	1	1986	12,304	0	3/6/18	\$302,000
Attached	\$350,000	320 E Dakota Avenue	1	2	770	770	860	\$467.53	0	1890	1,310	3	3/9/18	\$360,000
Attached	\$360,000	594 S Pennsylvania Street	1	1	759	759	935	\$494.07	0	1906	1,740	3	3/7/18	\$375,000
Detached	\$400,000	125 E Maple Avenue	1	1	791	791	1,432	\$493.05	1	1924	2,149	4	3/29/18	\$390,000
Attached	\$400,000	125 E Maple Avenue	1	1	791	791	1,432	\$493.05	1	1924	2,149	5	3/29/18	\$390,000
Detached	\$470,000	669 S Lincoln Street	1	3	1,640	1,640	2,217	\$272.87	1	1890	4,680	4	3/23/18	\$447,500
Detached	\$489,000	772 S Corona Street	1	3	1,157	1,157	2,057	\$468.45	1	1919	4,760	9	3/30/18	\$542,000
Detached	\$515,000	1015 E Cedar Avenue	1	3	995	1,305	1,332	\$552.76	1	1905	3,420	5	3/14/18	\$550,000
Detached	\$579,000	1148 S Clarkson Street	1	3	1,248	1,248	1,627	\$463.94	2	1903	3,900	10	3/21/18	\$579,000
Detached	\$599,000	715 S Ogden Street	2	3	948	1,800	1,896	\$648.73	1	1924	4,690	10	3/30/18	\$615,000
Detached	\$625,000	354 S Downing Street	2	3	964	1,879	1,928	\$715.77	1	1925	4,440	1	3/30/18	\$690,000
Detached	\$679,000	1155 S Clarkson Street	3	2	1,257	1,967	2,167	\$576.77	2	1920	4,660	4	3/23/18	\$725,000
Detached	\$690,000	634 S Sherman Street	2	3	2,021	2,021	2,459	\$331.52	1	1905	4,690	41	3/29/18	\$670,000
Detached	\$695,000	750 S Washington Street	3	3	1,185	1,481	1,535	\$599.16	2	1907	4,160	2	3/15/18	\$710,000
Detached	\$795,000	1275 S Race Street	1	1	993	1,075	1,575	\$805.64	0	1922	6,300	6	3/15/18	\$800,000
Attached	\$799,000	315 S Emerson Street	4	4	1,954	2,925	2,941	\$404.30	2	2006	3,175	87	3/13/18	\$790,000
Attached	\$869,950	450 S Corona Street	4	5	1,934	2,834	2,864	\$437.25	2	2005	3,125	3	3/30/18	\$845,640
Detached	\$880,000	509 S Grant Street	4	5	2,433	2,833	2,943	\$351.83	2	1905	4,690	61	3/12/18	\$856,000
Attached	\$975,000	347 S Franklin Street	4	4	1,910	2,817	2,865	\$506.81	2	2012		42	3/22/18	\$968,000
Attached	\$975,000	474 S Franklin Street	4	4	2,814	4,116	4,116	\$331.19	2	2000		38	3/16/18	\$931,960
Detached	\$1,095,000	480 S Race Street	4	6	2,860	4,540	4,650	\$358.30	2	1996	4,680	108	3/23/18	\$1,024,750
Detached	\$1,289,000	801 S Downing Street	4	5	2,756	3,921	4,051	\$467.71	2	1999	4,376	2	3/23/18	\$1,289,000
Attached	\$1,450,000	435 S Humboldt Street	6	5	2,942	3,989	4,127	\$489.46	2	2017	4,000	1	3/19/18	\$1,440,000
Detached	\$2,300,000	1144 S Gaylord Street	5	5	3,802	5,629	5,901	\$598.37	2	2018	6,300	28	3/8/18	\$2,275,000
Detached	\$2,450,000	1000 S Williams Street	5	5	3,411	4,950	5,040	\$696.28	2	2011	6,300	7	3/15/18	\$2,375,000
TOTAL SOLD = 25 AVERAGE DAYS ON MARKET = 19														

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
UNDER CONTRACT												
Attached	\$214,900	148 S Emerson Street 303	1	1	453	453	453	\$474.39	0	1969		8
Detached	\$549,000	1033 S Washington Street	2	2	1,143	1,143	1,332	\$480.31	1	1900	4,160	4
Detached	\$585,000	835 S Pennsylvania Street	1	3	1,278	1,278	1,668	\$457.75	1	1906	4,760	1
Detached	\$603,000	57 S Pearl Street	2	2	1,583	1,583	1,952	\$380.92	1	1905	3,745	14
Detached	\$635,000	753 S Logan Street	3	4	1,557	1,757	2,254	\$407.84	1	1905	3,780	4
Detached	\$635,000	1040 S Pennsylvania Street	2	3	1,586	1,586	1,791	\$400.38	0	1911	3,900	5
Detached	\$650,000	1418 S Marion Street	2	3	1,270	2,097	2,141	\$511.81	2	1941	5,990	4
Detached	\$664,900	510 S Washington Street	2	3	1,117	2,014	2,114	\$595.26	2	1906	4,750	17
Detached	\$699,000	570 S Grant Street	2	3	1,737	1,985	2,067	\$402.42	3	1892	4,690	3
Detached	\$699,000	864 S S Ogden Street	2	3	871	1,711	1,735	\$802.53	3	1936	4,500	25
Detached	\$750,000	1590 S York Street	3	4	1,625	2,452	2,452	\$461.54	2	1975	6,000	13
Detached	\$799,000	1452 S Vine Street	3	3	1,020	2,000	2,040	\$783.33	2	1929	5,290	5
Detached	\$825,000	75 S Emerson Street	2	4	2,321	2,770	2,770	\$355.45	2	1908	4,687	2
Detached	\$849,000	648 S York Street	2	4	1,326	2,326	2,610	\$640.27	1	1934	6,240	5
Detached	\$850,000	733 S Corona Street	2	2	1,222	2,106	2,444	\$695.58	0	1924	6,340	23
Detached	\$885,000	347 S Ogden Street	4	4	1,823	2,672	2,717	\$485.46	2	1908	4,760	9
Detached	\$900,000	853 S Gaylord Street	3	3	1,168	2,072	2,298	\$770.55	1	1928	5,460	5
Attached	\$917,500	122 S Washington Street	5	4	2,190	2,964	2,964	\$418.95	2	2018	2,343	32
Attached	\$950,000	695 S Corona Street	4	4	2,549	3,669	3,669	\$372.70	2	2000		72
Detached	\$1,025,000	1048 S Vine Street	3	3	1,689	2,509	2,539	\$606.87	3	1924	5,040	1
Detached	\$1,265,000	260 S Williams Street	4	4	2,151	3,001	3,090	\$588.10	3	1940	6,240	2
Detached	\$1,369,500	1184 S Clarkson Street	6	5	3,578	4,987	4,987	\$382.76	3	2017	4,567	374
Detached	\$1,395,000	435 S Gilpin Street	4	4	3,224	4,087	4,303	\$432.69	2	1990	7,080	12
Detached	\$2,275,000	1136 S Gilpin Street	4	4	3,045	4,329	4,397	\$747.13	3	1912	6,300	9
Detached	\$2,395,000	525 S Vine Street	5	5	3,456	5,200	5,271	\$693.00	2	2018	6,240	10
TOTAL UNDER CONTRACT = 25												

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
ACTIVE												
Detached	\$500,000	932 S Logan Street	2	3	1,299	1,299	1,614	\$384.91	0	1895	3,880	13
Detached	\$599,900	836 S Logan Street	3	4	1,622	2,022	2,686	\$369.85	2	1893	4,800	393
Attached	\$615,000	476 S Lafayette Street	3	3	1,436	1,752	1,752	\$428.27	2	1997		32
Detached	\$645,000	2 N Pennsylvania Street	2	3	1,682	2,082	2,521	\$383.47	0	1905	2,397	32
Detached	\$649,000	431 S Gilpin Street	1	1	621	621	1,133	\$1,045.09	0	1904	4,270	27
Detached	\$679,900	451 S Corona Street	2	3	1,389	1,389	1,681	\$489.49	2	1898	5,290	19
Attached	\$699,000	936 S Pearl Street 105	3	4	1,863	1,863	1,863	\$375.20	2	2008		8
Detached	\$699,000	1036 S Pearl Street	2	3	1,643	1,643	1,993	\$425.44	3	1900	4,690	27
Detached	\$699,000	1427 S Lafayette Street	2	2	1,709	1,709	2,618	\$409.01	4	1983	5,990	56
Detached	\$699,900	331 S Sherman Street	4	3	1,958	2,571	2,637	\$357.46	0	1907	4,000	26
Detached	\$729,900	569 S Sherman Street	3	3	1,693	1,867	2,388	\$431.13	3	1895	4,690	12
Detached	\$750,000	376 S Gilpin Street	1	2	1,265	1,265	1,865	\$592.89	1	1910	4,990	13
Detached	\$824,000	451 S Downing Street	2	3	1,003	1,985	1,985	\$821.54	2	1955	4,760	11
Detached	\$824,000	538 S Clarkson Street	3	4	1,507	2,320	2,320	\$546.78	1	1925	4,760	146
Detached	\$930,000	1240 S Clarkson Street	5	3	2,701	3,150	3,201	\$344.32	2	1909	4,680	73
Detached	\$995,000	1001-1005 S Pennsylvania Street	4	5	2,280	3,280	3,280	\$436.40	0	1910	3,400	5
Attached	\$999,000	248 S Humboldt Street	4	4	2,155	3,202	3,257	\$463.57	2	2003	3,205	68
Detached	\$1,025,000	1215 S York Street	2	3	1,255	2,086	2,414	\$816.73	3	1922	6,300	7
Detached	\$1,250,000	427 S Gilpin Street	4	5	2,503	3,691	3,800	\$499.40	2	2005	4,270	11
Detached	\$1,395,000	965 S High Street	4	5	2,326	3,570	3,570	\$599.74	2	1917	4,720	6
Detached	\$1,495,000	1025 S Race Street	5	4	3,368	4,968	5,234	\$443.88	3	2002	6,300	62
Detached	\$1,499,900	1392 S Vine Street	5	4	3,150	4,674	4,955	\$476.16	2	2007	5,600	47
Detached	\$1,500,000	1500 S Race Street	4	5	3,784	3,784	3,784	\$396.41	2	2001	9,282	11
Detached	\$1,500,000	646 S Race Street	5	5	2,972	4,309	4,458	\$504.71	2	2007	4,680	12
Detached	\$1,690,000	684 S Vine Street	5	5	2,756	4,006	4,074	\$613.21	2	2018	4,680	110
Detached	\$1,699,999	680 S Gilpin Street	5	5	4,259	6,259	6,396	\$399.15	2	2001	6,240	180
Detached	\$1,720,000	235 S High Street	4	4	3,175	4,825	4,825	\$541.73	2	1993	7,300	19
Detached	\$1,950,000	683 S Downing Street	6	5	3,066	5,631	5,667	\$636.01	2	1923	6,160	5
Detached	\$1,975,000	673 S Race Street	5	5	3,118	4,382	4,862	\$633.42	2	2017	4,680	101
Detached	\$2,300,000	1093 S York Street	4	5	3,519	5,325	5,325	\$653.59	2	2015	6,300	32
Detached	\$2,390,000	600 S Vine Street	6	6	3,774	5,507	5,713	\$633.28	3	2007	6,310	33
Detached	\$2,450,000	1073 S York Street	7	6	4,045	6,050	6,064	\$605.69	2	2018	6,300	27
Detached	\$4,416,000	1991 E Alameda Avenue 5	5	4	4,488	5,888	6,043	\$983.96	3	1984	20,400	31
Detached	\$7,800,000	2301 E Alameda Avenue	7	4	6,329	7,254	8,379	\$1,232.42	4	1932	56,998	184
TOTAL ACTIVE = 34												