

TAKING A LOOK BACK...

Rather than looking forward and trying to predict what will happen, I thought I would take a look back. I have not found predicting the future of the real estate market is very easy. I would never have predicted that we would see such a robust market for such a long period of time.

April of last year, I reported that 19% of the 32 sales were over asking. I questioned if we were seeing a slowing of the market as 44% of the March of 2017 sales had been over asking. It turned out not to be a trend, just an aberration in the market. Both of those statistics were eclipsed by 15 of the 31 sales this month or 48% that were over asking. Amazing.

Even more amazing is to look back 10 years to 2008 which was, as you will recall, during the financial crisis. You might be surprised to hear that we sold 31 homes in April of that year, exactly the same number as this year. However, they did not fly off the shelf then like they do now as the days that it took a house to sell then were 89. That is quite a contrast to 12 this year. That is likely due to the much larger inventory. In April of 2008, we had 184 homes available in Washington Park. That is over 5 times what we have now. As I have said many times before, it is all about the inventory.

As long as inventory remains as low as it is now, I think I can safely predict that it is and will be for the foreseeable future, a great time to be a seller in Washington Park. Let us know if we can help.

*Shelley Bridge*

NUMBER OF  
**ACTIVE LISTINGS:**

**35**

↑3%  
FROM  
LAST  
MONTH

↓8%  
FROM  
LAST  
YEAR

Number of  
**UNDER CONTRACT**  
Listings:

**37**

↑48%  
FROM  
LAST  
MONTH

↑54%  
FROM  
LAST  
YEAR



NUMBER OF  
**SOLD**  
PROPERTIES:

**31**

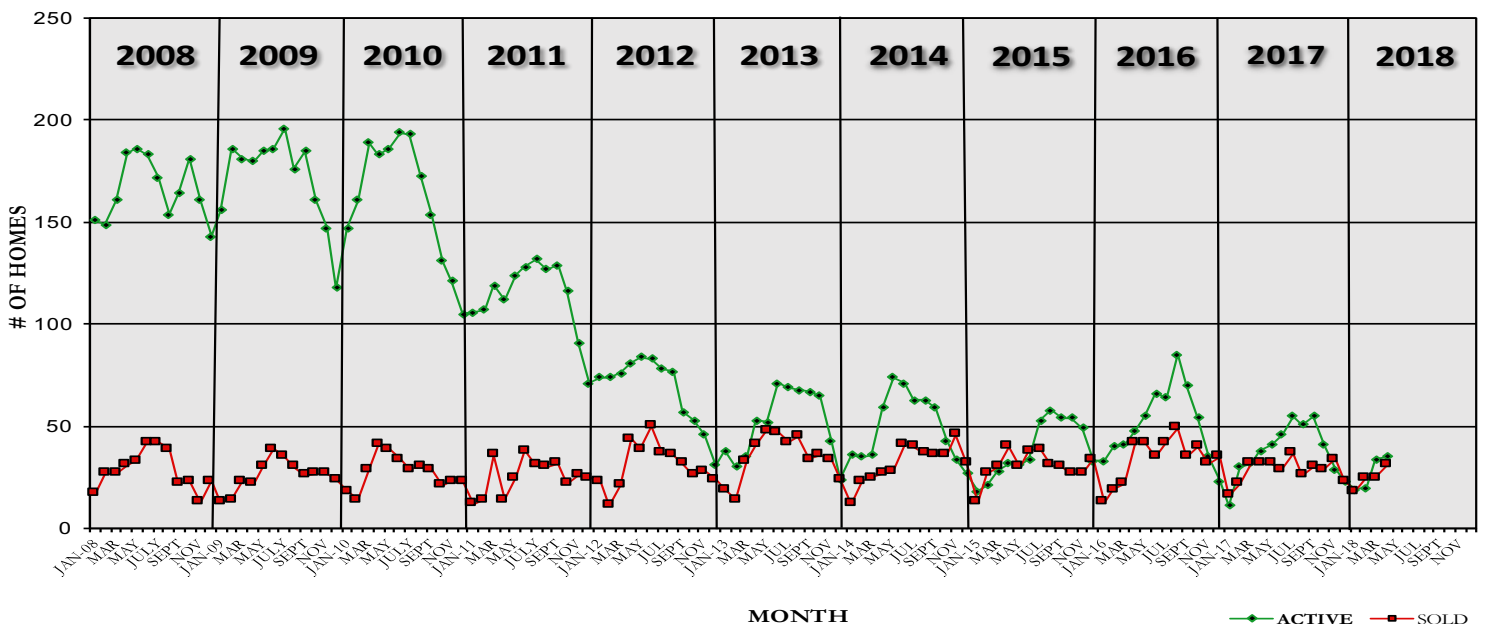
↑24  
FROM  
LAST  
MONTH

↓3%  
FROM  
LAST  
YEAR

AVERAGE  
DAYS ON  
MARKET : **12**

↓37%  
FROM  
LAST  
MONTH

↓75%  
FROM  
LAST  
YEAR



Based on information from REcolorado for the period of 4/1/2018 - 4/30/2018 as reported on 5/1/18, 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	\$214,900	148 S Emerson Street 303	1	1	453	453	453	\$474.39	0	1969		8	4/13/18	\$214,900
Detached	\$575,000	246 S Grant Street	2	4	1,520	1,520	1,936	\$377.96	0	1890	2,975	4	4/30/18	\$574,500
Detached	\$603,000	57 S Pearl Street	2	2	1,583	1,583	1,952	\$380.92	1	1905	3,745	14	4/26/18	\$603,000
Detached	\$635,000	753 S Logan Street	3	4	1,557	1,757	2,254	\$414.88	1	1905	3,780	4	4/30/18	\$645,965
Detached	\$585,000	835 S Pennsylvania Street	1	3	1,278	1,278	1,668	\$508.61	1	1906	4,760	1	4/4/18	\$650,000
Detached	\$664,900	510 S Washington Street	2	3	1,117	2,014	2,114	\$581.92	2	1906	4,750	17	4/13/18	\$650,000
Detached	\$650,000	1418 S Marion Street	2	3	1,270	2,097	2,141	\$515.75	2	1941	5,990	4	4/19/18	\$655,000
Detached	\$649,000	848 S Washington Street	2	3	1,048	1,392	1,392	\$641.22	1	1910	4,160	5	4/30/18	\$672,000
Detached	\$699,000	1427 S Lafayette Street	2	2	1,709	1,709	2,618	\$394.97	4	1983	5,990	57	4/13/18	\$675,000
Detached	\$699,000	864 S S Ogden Street	2	3	871	1,711	1,735	\$797.93	3	1936	4,500	25	4/5/18	\$695,000
Detached	\$700,000	864 S Ogden Street	2	3	871	1,711	1,735	\$797.93	2	1936	4,500	33	4/5/18	\$695,000
Detached	\$699,000	570 S Grant Street	2	3	1,737	1,985	2,067	\$420.26	3	1892	4,690	3	4/11/18	\$730,000
Detached	\$750,000	1590 S York Street	3	4	1,625	2,452	2,452	\$461.54	2	1975	6,000	13	4/25/18	\$750,000
Detached	\$760,000	482 S Corona Street	2	3	1,140	2,180	2,280	\$666.67	2	1915	3,960	0	4/2/18	\$760,000
Detached	\$799,000	581 S Race Street	2	3	1,047	2,000	2,094	\$740.21	2	1927	4,680	8	4/27/18	\$775,000
Detached	\$725,000	936 S Pennsylvania Street	2	4	1,871	2,480	2,547	\$417.69	2	1902	4,167	2	4/3/18	\$781,500
Detached	\$799,000	1452 S Vine Street	3	3	1,020	2,000	2,040	\$808.82	2	1929	5,290	5	4/12/18	\$825,000
Detached	\$825,000	75 S Emerson Street	2	4	2,321	2,770	2,770	\$357.60	2	1908	4,687	2	4/17/18	\$830,000
Detached	\$849,000	648 S York Street	2	4	1,326	2,326	2,610	\$641.03	1	1934	6,240	5	4/30/18	\$850,000
Detached	\$900,000	853 S Gaylord Street	3	3	1,168	2,072	2,298	\$753.42	1	1928	5,460	5	4/27/18	\$880,000
Attached	\$917,500	122 S Washington Street	5	4	2,190	2,964	2,964	\$414.38	2	2018	2,343	32	4/3/18	\$907,500
Attached	\$950,000	695 S Corona Street	4	4	2,549	3,669	3,669	\$360.93	2	2000		72	4/13/18	\$920,000
Detached	\$899,000	939 S Gaylord Street	2	3	1,210	2,311	2,343	\$765.29	1	1917	6,300	7	4/27/18	\$926,000
Detached	\$1,025,000	1048 S Vine Street	3	3	1,689	2,509	2,539	\$615.75	3	1924	5,040	1	4/18/18	\$1,040,000
Detached	\$1,050,000	1101 S Gilpin Street	2	4	1,514	2,919	2,991	\$690.16	2	1930	6,300	6	4/20/18	\$1,044,900
Attached	\$1,249,900	815 S Corona Street	5	5	2,736	3,731	3,832	\$456.56	2	2013		0	4/9/18	\$1,249,150
Detached	\$1,265,000	260 S Williams Street	4	4	2,151	3,001	3,090	\$607.62	3	1940	6,240	2	4/19/18	\$1,307,000
Detached	\$1,395,000	435 S Gilpin Street	4	4	3,224	4,087	4,303	\$412.53	2	1990	7,080	12	4/30/18	\$1,330,000
Detached	\$1,550,000	1181 S High Street	5	4	2,235	2,885	2,955	\$693.51	2	1908	6,300	0	4/26/18	\$1,550,000
Detached	\$1,950,000	1175 S Corona Street	5	4	3,370	4,981	5,066	\$611.28	2	2011	6,240	2	4/4/18	\$2,060,000
Detached	\$2,275,000	1136 S Gilpin Street	4	4	3,045	4,329	4,397	\$755.34	3	1912	6,300	9	4/2/18	\$2,300,000
Detached	\$2,395,000	525 S Vine Street	5	5	3,456	5,200	5,271	\$693.00	2	2018	6,240	10	4/13/18	\$2,395,000
<b>TOTAL SOLD = 32 AVERAGE DAYS ON MARKET = 12</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	\$289,000	36 Pennsylvania Street C	1	1	695	695	695	\$415.83	1	1950		1
Attached	\$350,000	139 E Exposition Avenue	1	1	565	565	727	\$619.47	0	1905		6
Detached	\$425,000	72 S Grant Street	1	2	798	798	930	\$532.58	0	1890	3,125	10
Attached	\$450,000	935 S Clarkson Street	1	2	865	1,215	1,515	\$520.23	1	1905	2,333	4
Detached	\$460,000	780 S Logan Street	2	2	1,449	1,449	2,049	\$317.46	1	1904	4,610	4
Detached	\$469,000	922 S Clarkson Street	1	3	626	737	914	\$749.20	1	1904	4,750	3
Detached	\$475,000	301 E Bayaud Avenue	1	2	969	969	1,305	\$490.20	0	1905	3,520	16
Attached	\$476,900	51 S Sherman Street	2	2	950	1,425	1,425	\$502.00	0	1901	1,561	14
Detached	\$484,900	932 S Logan Street	2	3	1,299	1,299	1,614	\$373.29	0	1895	3,880	25
Attached	\$494,900	348 S Ogden Street	1	2	856	1,056	1,248	\$578.15	1	1949	5,268	4
Attached	\$498,000	335 S Emerson Street	1	2	1,043	1,150	1,373	\$477.47	1	1910	2,516	4
Attached	\$525,000	305 S Washington Street	2	3	936	1,700	1,872	\$560.90	2	1923	3,395	8
Detached	\$595,000	471 S Grant Street	2	3	1,799	1,799	1,964	\$330.74	2	1894	2,970	3
Attached	\$615,000	476 S Lafayette Street	3	3	1,436	1,752	1,752	\$428.27	2	1997		41
Detached	\$619,900	721 S Ogden Street	2	3	947	1,421	1,894	\$654.59	2	1924	4,690	11
Detached	\$620,000	156 S Lincoln Street	2	4	2,370	2,370	2,642	\$261.60	0	1890	4,500	4
Detached	\$675,000	1036 S Pearl Street	2	3	1,643	1,643	1,993	\$410.83	3	1900	4,690	50
Detached	\$679,900	451 S Corona Street	2	3	1,389	1,389	1,681	\$489.49	2	1898	5,290	20
Detached	\$695,000	569 S Sherman Street	3	3	1,693	1,867	2,388	\$410.51	3	1895	4,690	39
Detached	\$699,000	172 S Downing Street	2	4	1,128	2,143	2,256	\$619.68	1	1922	5,630	5
Detached	\$699,900	331 S Sherman Street	4	3	1,958	2,571	2,637	\$357.46	0	1907	4,000	39
Detached	\$725,000	1079 S Corona Street	2	3	1,676	1,676	2,393	\$432.58	2	1911	4,750	4
Detached	\$785,000	680 S High Street	1	2	1,145	1,717	2,290	\$685.59	0	1925	6,240	4
Detached	\$849,000	1444 S Humboldt Street	2	3	1,845	2,116	2,386	\$460.16	2	1924	6,240	7
Detached	\$850,000	919 S Ogden Street	2	3	1,827	1,827	2,511	\$465.24	3	1911	4,750	2
Detached	\$850,000	733 S Corona Street	2	2	1,222	2,106	2,444	\$695.58	0	1924	6,340	25
Detached	\$870,000	590 S Race Street	2	3	1,356	2,474	2,598	\$641.59	2	1929	5,200	1
Detached	\$874,950	496 S Washington Street	3	3	1,918	2,600	2,632	\$456.18	1	1912	4,690	4
Attached	\$879,900	966 S Clarkson Street	4	3	1,933	2,875	2,925	\$455.20	2	2007		5
Attached	\$892,500	233 S Washington Street	4	3	1,944	2,867	2,916	\$459.10	2	2008	3,116	4
Detached	\$1,250,000	427 S Gilpin Street	4	5	2,503	3,691	3,800	\$499.40	2	2005	4,270	26
Attached	\$1,295,000	1159 S Race Street	4	4	2,610	3,624	3,903	\$496.17	2	2008	2,331	1
Detached	\$1,345,000	1025 S Race Street	5	4	3,368	4,968	5,234	\$399.35	3	2002	6,300	87
Detached	\$1,500,000	646 S Race Street	5	5	2,972	4,309	4,458	\$504.71	2	2007	4,680	15
Detached	\$1,625,000	531 S Vine Street	5	4	3,346	4,286	4,390	\$485.65	2	1931	6,240	7
Detached	\$1,690,000	684 S Vine Street	5	5	2,756	4,006	4,074	\$613.21	2	2018	4,680	115
Detached	\$2,299,000	1073 S York Street	7	6	4,045	6,050	6,064	\$568.36	2	2018	6,300	44
<b>TOTAL UNDER CONTRACT = 37</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	\$270,000	39 Clarkson Street A	1	2	520	520	520	\$519.23	0	1907		3
Attached	\$369,900	39 Clarkson Street B	1	2	877	877	977	\$421.78	0	1907	1,830	3
Detached	\$599,900	836 S Logan Street	3	4	1,622	2,022	2,686	\$369.85	2	1893	4,800	421
Detached	\$624,900	2 N Pennsylvania Street	3	3	1,702	2,002	2,547	\$367.16	0	1905	2,397	19
Detached	\$629,900	1535 S Franklin Street	2	4	1,143	2,057	2,286	\$551.09	2	1956	6,240	18
Attached	\$639,000	948 S Pearl Street 103	3	3	1,863	1,863	1,863	\$343.00	2	2008		7
Detached	\$649,000	431 S Gilpin Street	1	1	621	621	1,133	\$1,045.09	0	1904	4,270	55
Attached	\$675,000	936 S Pearl Street 105	3	4	1,863	1,863	1,863	\$362.32	2	2008		36
Detached	\$699,000	467 S Logan Street	3	3	1,610	2,191	2,191	\$434.16	2	1900	3,720	11
Detached	\$710,000	376 S Gilpin Street	1	2	1,265	1,265	1,865	\$561.26	1	1910	4,990	41
Detached	\$730,000	1011 S Vine Street	1	3	1,009	1,597	1,597	\$723.49	1	1915	4,200	5
Detached	\$730,000	665 S Sherman Street	3	4	1,357	2,346	2,346	\$537.95	1	1910	4,170	26
Detached	\$739,999	1347 S Ogden Street	3	2	1,557	2,283	2,283	\$475.27	1	1976	5,390	4
Detached	\$824,000	538 S Clarkson Street	3	4	1,507	2,320	2,320	\$546.78	1	1925	4,760	174
Detached	\$870,000	323 S Race Street	2	3	1,178	2,238	2,356	\$738.54	1	1923	5,740	19
Detached	\$874,900	1001-1005 S Pennsylvania Street	4	5	2,280	3,280	3,280	\$383.73	0	1910	3,400	33
Detached	\$909,000	1240 S Clarkson Street	5	3	2,701	3,150	3,201	\$336.54	2	2017	4,250	5
Attached	\$975,000	248 S Humboldt Street	4	4	2,155	3,202	3,257	\$452.44	2	2003	3,205	96
Detached	\$980,000	1215 S York Street	2	3	1,255	2,086	2,414	\$780.88	3	1922	6,300	35
Detached	\$985,000	890 S York Street	3	3	1,818	3,092	3,092	\$541.80	2	1948	6,250	19
Detached	\$985,000	885 S Gaylord Street	3	3	1,518	2,418	2,522	\$648.88	2	1926	4,680	20
Detached	\$1,125,000	302 S Humboldt Street	4	5	2,410	3,502	3,602	\$466.80	3	1926	6,350	11
Attached	\$1,125,000	441 S Humboldt Street	4	3	2,723	3,936	4,000	\$413.15	2	2000	3,910	18
Detached	\$1,295,000	490 S Race Street	3	4	2,166	2,445	2,538	\$597.88	2	1921	4,680	10
Detached	\$1,395,000	965 S High Street	4	5	2,326	3,570	3,570	\$599.74	2	1917	4,720	34
Attached	\$1,425,000	1153 S Race Street	4	4	3,219	4,579	4,778	\$442.68	2	2008	2,579	11
Detached	\$1,499,900	1392 S Vine Street	5	4	3,150	4,674	4,955	\$476.16	2	2007	5,600	75
Detached	\$1,599,999	680 S Gilpin Street	5	5	4,259	6,259	6,396	\$375.67	2	2001	6,240	208
Detached	\$1,680,000	235 S High Street	4	4	3,175	4,825	4,825	\$529.13	2	1993	7,300	47
Detached	\$1,895,000	673 S Race Street	5	5	3,118	4,382	4,862	\$607.76	2	2017	4,680	127
Detached	\$2,199,000	1093 S York Street	6	5	3,519	5,325	5,325	\$624.89	2	2015	6,300	60
Detached	\$2,300,000	601 S Race Street	4	5	2,823	3,879	3,879	\$814.74	2	1930	6,060	11
Detached	\$2,390,000	600 S Vine Street	6	6	3,774	5,507	5,713	\$633.28	3	2007	6,310	61
Detached	\$4,416,000	1991 E Alameda Avenue 5	5	4	4,488	5,888	6,043	\$983.96	3	1984	20,400	59
Detached	\$7,800,000	2301 E Alameda Avenue	7	4	6,329	7,254	8,379	\$1,232.42	4	1932	56,998	212
<b>TOTAL ACTIVE = 35</b>												