

WHEN WILL THIS END?

I get this question a lot and I don't have the answer. On the surface it appears that it might be now as an increase in days on market, especially one so dramatic, is often the first indicator of a slowing market. If you look at the full detail of the sales which you can find on our web site www.DenverHomesHere.com, you can see that this month there were two sales that took an especially long time, 1184 S Clarkson at 374 days and 684 S Vine at 115 days. Both were new construction and were marketed before they were complete. Most buyers have difficulty envisioning how a property will look until it is nearly complete thus they are on the market longer if they are listed during construction. The sale at 1184 S Clarkson was further complicated by the location very close to busy Buchtel Blvd. and I-25.

26 of the 36 sales went under contract in less than 14 days. 50% of the sales were at or above asking. Those statistics tell me that sellers still have nothing to worry about and it remains a very strong seller's market.

There still is a great shortage of inventory. If you or someone you know has any plans to move, please be in touch.

Shelley Bridge

NUMBER OF ACTIVE LISTINGS:

42

↑ 20% FROM LAST MONTH | ↑ 2% FROM LAST YEAR

Number of UNDER CONTRACT Listings:

38

↑ 3% FROM LAST MONTH

↑ 31% FROM LAST YEAR



NUMBER OF SOLD PROPERTIES:

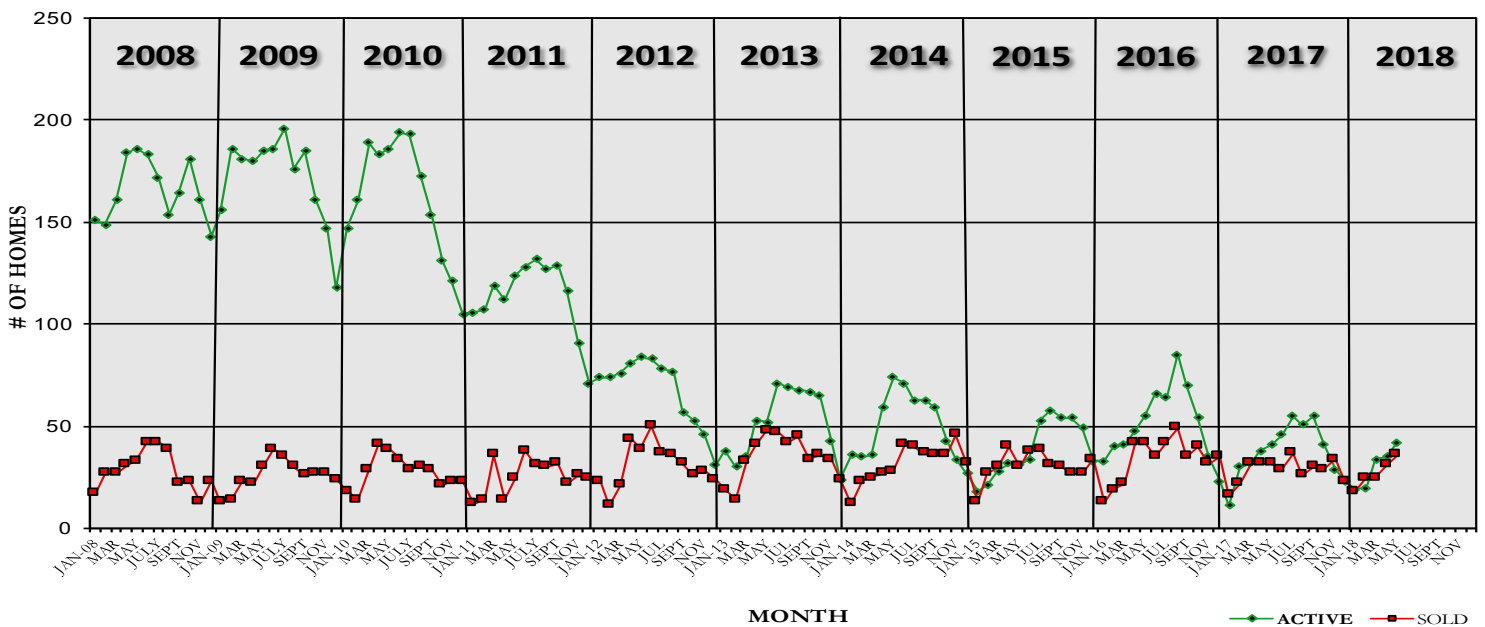
36

↑ 16 FROM LAST MONTH | ↑ 13% FROM LAST YEAR

AVERAGE DAYS ON MARKET : 23

↑ 92% FROM LAST MONTH

↑ 92% FROM LAST YEAR



Based on information from REcolorado for the period of 5/1/2018 - 5/31/2018 as reported on 6/1/18, 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
SOLD														
Attached	\$289,000	36 Pennsylvania Street C	1	1	695	695	695	\$420.14	1	1950		1	5/11/18	\$292,000
Attached	\$350,000	139 E Exposition Avenue	1	1	565	565	727	\$601.77	0	1905		6	5/11/18	\$340,000
Detached	\$425,000	72 S Grant Street	1	2	798	798	930	\$526.32	0	1890	3,125	10	5/22/18	\$420,000
Attached	\$450,000	935 S Clarkson Street	1	2	865	1,215	1,515	\$549.13	1	1905	2,333	4	5/23/18	\$475,000
Detached	\$460,000	780 S Logan Street	2	2	1,449	1,449	2,049	\$321.26	1	1904	4,610	4	5/16/18	\$465,500
Detached	\$469,000	922 S Clarkson Street	1	3	626	737	914	\$798.72	1	1904	4,750	3	5/3/18	\$500,000
Detached	\$475,000	301 E Bayaud Avenue	1	2	969	969	1,305	\$479.88	0	1905	3,520	16	5/23/18	\$465,000
Attached	\$494,900	348 S Ogden Street	1	2	856	1,056	1,248	\$607.48	1	1949	5,268	4	5/30/18	\$520,000
Attached	\$498,000	335 S Emerson Street	1	2	1,043	1,150	1,373	\$493.77	1	1910	2,516	4	5/21/18	\$515,000
Detached	\$525,000	60 S Pennsylvania Street	1	3	960	1,430	1,440	\$578.12	1	1900	4,060	5	5/29/18	\$555,000
Attached	\$525,000	305 S Washington Street	2	3	936	1,700	1,872	\$560.90	2	1923	3,395	8	5/4/18	\$525,000
Detached	\$549,000	1033 S Washington Street	2	2	1,143	1,143	1,332	\$516.19	1	1900	4,160	4	5/4/18	\$590,000
Detached	\$595,000	471 S Grant Street	2	3	1,799	1,799	1,964	\$355.20	2	1894	2,970	3	5/9/18	\$639,000
Attached	\$615,000	476 S Lafayette Street	3	3	1,436	1,752	1,752	\$421.31	2	1997		41	5/7/18	\$605,000
Detached	\$635,000	1040 S Pennsylvania Street	2	3	1,586	1,586	1,791	\$397.86	0	1911	3,900	5	5/24/18	\$631,000
Detached	\$679,900	451 S Corona Street	2	3	1,389	1,389	1,681	\$449.96	2	1898	5,290	20	5/3/18	\$625,000
Detached	\$699,000	172 S Downing Street	2	4	1,128	2,143	2,256	\$636.97	1	1922	5,630	5	5/11/18	\$718,500
Detached	\$699,900	331 S Sherman Street	4	3	1,958	2,571	2,637	\$347.29	0	1907	4,000	39	5/1/18	\$680,000
Detached	\$849,000	1444 S Humboldt Street	2	3	1,845	2,116	2,386	\$449.86	2	1924	6,240	7	5/11/18	\$830,000
Detached	\$850,000	733 S Corona Street	2	2	1,222	2,106	2,444	\$675.12	0	1924	6,340	25	5/16/18	\$825,000
Detached	\$850,000	919 S Ogden Street	2	3	1,827	1,827	2,511	\$458.40	3	1911	4,750	2	5/3/18	\$837,500
Detached	\$870,000	590 S Race Street	2	3	1,356	2,474	2,598	\$645.28	2	1929	5,200	1	5/11/18	\$875,000
Detached	\$874,950	496 S Washington Street	3	3	1,918	2,600	2,632	\$450.99	1	1912	4,690	4	5/7/18	\$865,000
Attached	\$879,900	966 S Clarkson Street	4	3	1,933	2,875	2,925	\$455.20	2	2007		5	5/30/18	\$879,900
Detached	\$885,000	169 S Franklin Street	1	3	1,494	2,299	2,391	\$592.37	2	1920	6,230	1	5/22/18	\$885,000
Detached	\$885,000	347 S Ogden Street	4	4	1,823	2,672	2,717	\$477.24	2	1908	4,760	9	5/1/18	\$870,000
Detached	\$1,150,000	893 S Corona Street	4	4	2,344	3,094	3,281	\$490.61	1	1916	4,940	0	5/25/18	\$1,150,000
Detached	\$1,250,000	427 S Gilpin Street	4	5	2,503	3,691	3,800	\$467.36	2	2005	4,270	26	5/4/18	\$1,169,800
Attached	\$1,295,000	1159 S Race Street	4	4	2,610	3,624	3,903	\$503.83	2	2008	2,331	1	5/17/18	\$1,315,000
Detached	\$1,369,500	1184 S Clarkson Street	6	5	3,578	4,987	4,987	\$363.33	3	2017	4,567	374	5/14/18	\$1,300,000
Detached	\$1,495,000	1415 S York Street	4	5	3,134	4,360	4,704	\$477.03	0	2017	5,040	0	5/29/18	\$1,495,000
Detached	\$1,500,000	646 S Race Street	5	5	2,972	4,309	4,458	\$494.62	2	2007	4,680	15	5/30/18	\$1,470,000
Detached	\$1,625,000	531 S Vine Street	5	4	3,346	4,286	4,390	\$463.24	2	1931	6,240	7	5/30/18	\$1,550,000
Detached	\$1,625,000	868 S Race Street	4	5	2,614	3,964	4,064	\$612.09	2	2010	4,680	5	5/7/18	\$1,600,000
Detached	\$1,690,000	684 S Vine Street	5	5	2,756	4,006	4,074	\$589.62	2	2018	4,680	115	5/23/18	\$1,625,000
Detached	\$2,299,000	1073 S York Street	7	6	4,045	6,050	6,064	\$568.60	2	2018	6,300	44	5/17/18	\$2,300,000
TOTAL SOLD = 36 AVERAGE DAYS ON MARKET = 23														

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	\$270,000	39 Clarkson Street A	1	2	520	520	520	\$519.23	0	1907		4
Attached	\$359,900	39 Clarkson Street B	1	2	877	877	977	\$410.38	0	1907	1,830	18
Attached	\$450,000	315 S Corona Street	1	2	870	1,105	1,178	\$517.24	0	1910	2,897	2
Detached	\$459,900	932 S Logan Street	2	3	1,299	1,299	1,614	\$354.04	0	1895	3,880	46
Attached	\$485,000	62 N Pennsylvania Street	1	2	996	1,152	1,387	\$486.95	1	1906	3,090	3
Detached	\$545,000	80 S Grant Street	2	2	1,315	1,315	1,741	\$414.45	0	1905	2,100	3
Detached	\$559,900	432 S Grant Street	2	3	1,272	1,272	1,454	\$440.17	1	1904	3,090	3
Attached	\$564,950	82 N Pennsylvania Street	2	3	1,284	1,669	1,926	\$439.99	2	1900	2,414	11
Detached	\$595,000	55 N Sherman Street	2	2	2,455	2,455	2,979	\$242.36	2	1886	6,140	6
Detached	\$599,000	2 N Pennsylvania Street	3	3	1,702	2,002	2,547	\$351.94	0	1905	2,397	27
Detached	\$629,900	721 S Ogden Street	2	3	947	1,421	1,894	\$665.15	2	1924	4,690	17
Detached	\$629,900	1535 S Franklin Street	2	4	1,143	2,057	2,286	\$551.09	2	1956	6,240	28
Detached	\$630,000	375 S Pennsylvania Street	2	3	1,544	1,737	2,188	\$408.03	1	1906	4,110	4
Detached	\$699,000	408 S Washington Street	2	3	1,007	1,812	2,014	\$694.14	1	1905	4,690	4
Detached	\$699,000	514 S Clarkson Street	2	3	912	1,824	1,824	\$766.45	0	1925	4,760	10
Detached	\$699,900	568 S Pearl Street	2	3	1,874	1,874	2,107	\$373.48	2	1890	4,690	3
Detached	\$705,000	665 S Sherman Street	3	4	1,357	2,346	2,346	\$519.53	1	1910	4,170	40
Detached	\$710,000	376 S Gilpin Street	1	2	1,265	1,265	1,865	\$561.26	1	1910	4,990	62
Detached	\$749,000	538 S Pennsylvania Street	3	3	1,499	2,203	2,303	\$499.67	2	1906	4,690	4
Detached	\$750,000	265 S Corona Street	3	4	1,097	2,194	2,194	\$683.68	2	1909	4,760	7
Detached	\$765,000	909 S Clarkson Street	2	3	2,073	2,073	2,229	\$369.03	2	1901	6,080	2
Detached	\$789,900	1051 S Williams Street	2	4	1,135	1,999	2,099	\$695.95	2	1913	4,230	6
Detached	\$849,000	693 S Logan Street	4	4	1,811	2,511	2,541	\$468.80	1	1901	6,250	3
Detached	\$849,000	850 S Vine Street	2	3	1,142	2,142	2,284	\$743.43	1	1923	4,680	2
Detached	\$850,000	836 S Logan Street	3	4	1,622	2,022	2,686	\$524.04	2	1893	9,300	424
Attached	\$850,000	561 S Washington Street	4	4	1,892	2,828	2,828	\$449.26	2	2007		9
Detached	\$875,000	1280 S Race Street	3	3	1,674	2,170	2,170	\$522.70	3	1989	4,725	9
Attached	\$875,000	967 S Clarkson Street	4	3	1,872	2,808	2,808	\$467.41	2	2010	3,040	4
Detached	\$980,000	1215 S York Street	2	3	1,255	2,086	2,414	\$780.88	3	1922	6,300	41
Detached	\$1,198,750	1325 S Franklin Street	4	5	2,474	3,120	3,220	\$484.54	2	1928	6,240	6
Detached	\$1,235,000	1281 S High Street	3	5	2,135	3,238	3,514	\$578.45	1	1918	6,300	2
Detached	\$1,295,000	1117 S Clarkson Street	4	5	3,302	5,180	5,480	\$392.19	2	1909	6,210	15
Detached	\$1,449,900	1392 S Vine Street	5	4	3,150	4,674	4,955	\$460.29	2	2007	5,600	88
Detached	\$1,550,000	325 S High Street	4	5	3,206	4,471	4,541	\$483.47	2	1927	6,240	2
Detached	\$1,599,999	680 S Gilpin Street	5	5	4,259	6,259	6,396	\$375.67	2	2001	6,240	238
Detached	\$1,895,000	673 S Race Street	5	5	3,118	4,382	4,862	\$607.76	2	2017	4,680	137
Detached	\$2,300,000	601 S Race Street	4	5	2,963	4,374	4,374	\$776.24	2	1930	6,060	24
Detached	\$2,450,000	1026 S Williams Street	5	4	3,476	4,796	5,281	\$704.83	2	2013	6,300	2
TOTAL UNDER CONTRACT = 38												

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												
Attached	\$385,000	425 E Ellsworth Avenue	1	2	732	878	978	\$525.96	0	1906	1,628	12
Attached	\$399,950	506 S Lincoln Street	1	2	660	890	1,320	\$605.98	1	1927	3,485	17
Detached	\$415,000	15 E Maple Avenue	2	2	1,323	1,323	1,323	\$313.68	0	1886	1,565	4
Attached	\$438,000	308 S Lincoln Street	2	3	1,441	1,441	1,703	\$303.96	0	1910	2,262	3
Detached	\$499,700	322 S Logan Street	1	2	996	1,500	1,572	\$501.71	1	1890	3,120	1
Detached	\$600,000	787 S Sherman Street	2	3	1,685	1,685	2,109	\$356.08	2	1900	4,120	1
Detached	\$619,995	452 S Grant Street	2	3	1,414	1,955	2,105	\$438.47	1	1900	2,970	14
Detached	\$627,777	266 S Marion Parkway	2	2	1,126	1,126	1,494	\$557.53	0	1890	3,120	2
Attached	\$639,000	948 S Pearl Street 103	3	3	1,863	1,863	1,863	\$343.00	2	2008		38
Detached	\$679,900	467 S Logan Street	3	3	1,610	2,191	2,191	\$422.30	2	1900	3,720	42
Detached	\$680,000	1030 E Mississippi Avenue	2	3	1,554	1,954	2,054	\$437.58	0	1907	2,050	9
Detached	\$699,999	1347 S Ogden Street	3	2	1,557	2,283	2,283	\$449.58	1	1976	5,390	35
Detached	\$715,000	1011 S Vine Street	1	3	1,009	1,597	1,597	\$708.62	1	1915	4,200	36
Detached	\$725,000	1153 S Emerson Street	2	3	1,307	1,793	1,853	\$554.71	1	1910	3,120	15
Detached	\$798,500	1281 S Corona Street	2	3	1,356	2,562	2,696	\$588.86	2	1922	6,240	28
Detached	\$809,000	538 S Clarkson Street	3	4	1,507	2,320	2,320	\$536.83	1	1925	4,760	205
Detached	\$850,000	622 E Dakota Avenue	3	4	2,911	2,911	2,911	\$292.00	2	1948	4,690	1
Attached	\$850,000	320 S Ogden Street	4	3	2,459	3,128	3,128	\$345.67	2	2006	3,175	16
Attached	\$850,000	322 S Ogden Street	4	3	2,459	3,128	3,128	\$345.67	2	2006	3,175	16
Detached	\$859,000	323 S Race Street	2	3	1,178	2,238	2,356	\$729.20	1	1923	5,740	50
Detached	\$875,000	1300 S Gaylord Street	2	3	1,989	1,989	2,808	\$439.92	2	1911	7,280	9
Detached	\$899,000	1240 S Clarkson Street	5	3	2,701	3,150	3,201	\$332.84	2	2017	4,250	36
Detached	\$925,000	947 S Corona Street	2	4	1,912	2,332	2,601	\$483.79	1	1911	6,340	9
Detached	\$935,000	890 S York Street	3	3	1,818	3,092	3,092	\$514.30	2	1948	6,250	50
Detached	\$969,000	409 S Emerson Street	2	4	2,316	2,754	3,442	\$418.39	2	1910	4,760	29
Attached	\$1,075,000	441 S Humboldt Street	4	3	2,723	3,936	4,000	\$394.79	2	2000	3,910	49
Detached	\$1,099,990	302 S Humboldt Street	4	5	2,410	3,502	3,602	\$456.43	3	1926	6,350	42
Detached	\$1,199,000	758 S Williams Street	4	4	2,217	3,106	3,153	\$540.82	2	1913	4,690	1
Detached	\$1,275,000	490 S Race Street	3	4	2,166	2,445	2,538	\$588.64	2	1921	4,680	41
Detached	\$1,295,000	689 S Gilpin Street	4	6	2,474	3,626	3,626	\$523.44	2	1921	5,060	7
Detached	\$1,295,000	965 S High Street	4	5	2,326	3,570	3,570	\$556.75	2	1917	4,720	65
Attached	\$1,375,000	1153 S Race Street	4	4	3,219	4,579	4,778	\$427.15	2	2008	2,579	42
Detached	\$1,399,000	545 S Race Street	4	4	2,227	2,785	2,924	\$628.20	3	1928	4,680	2
Detached	\$1,399,900	1100 S Emerson Street	4	5	2,046	3,000	3,134	\$684.21	2	1929	4,780	21
Detached	\$1,450,000	1500 S Race Street	4	5	3,784	3,784	3,784	\$383.19	2	2001	9,282	15
Detached	\$1,595,000	195 S Humboldt Street	4	4	2,354	3,582	3,582	\$677.57	2	2018	3,120	8
Detached	\$1,645,000	235 S High Street	4	4	3,175	4,825	4,825	\$518.11	2	1993	7,300	78
Detached	\$1,874,900	1385 S Vine Street	5	4	3,462	4,502	4,502	\$541.57	2	1926	6,300	7

Detached	\$2,097,000	1093 S York Street	6	5	3,519	5,325	5,325	\$595.91	2	2015	6,300	91
Detached	\$2,295,000	600 S Vine Street	6	6	3,774	5,507	5,713	\$608.11	3	2007	6,310	92
Detached	\$4,416,000	1991 E Alameda Avenue 5	5	4	4,488	5,888	6,043	\$983.96	3	1984	20,400	90
Detached	\$7,800,000	2301 E Alameda Avenue	7	4	6,329	7,254	8,379	\$1,232.42	4	1932	56,998	243
TOTAL ACTIVE = 42												