

NO REASON FOR CONCERN...

I have had several people express that perhaps the market is near or at the top. We could be as the top is not known until it has passed. However, I don't think this month's statistics are any cause for alarm. My experience is that the high end slows down first when there is a slow down. With 10 closings over \$1,000,000 and another 15 under contract and only 10 available, that is less than a 30 day supply. We are far from the 6 month's supply that it would take to get back to a balanced market.

Yes, rates are up. Yes, we are in the midst of a trade war. Yes, we have an affordability problem. So far, these factors have not made any significant negative impact on the market.

As always, if we can help you or someone you know with a real estate question, please don't hesitate to be in touch.

Shelley Bridge

NUMBER OF
ACTIVE LISTINGS:

32

↓ 24%
FROM
LAST
MONTH

↓ 30%
FROM
LAST
YEAR

Number of
UNDER CONTRACT
Listings:

41

↑ 8%
FROM
LAST
MONTH

↓ 5%
FROM
LAST
YEAR



NUMBER OF
SOLD
PROPERTIES:

47

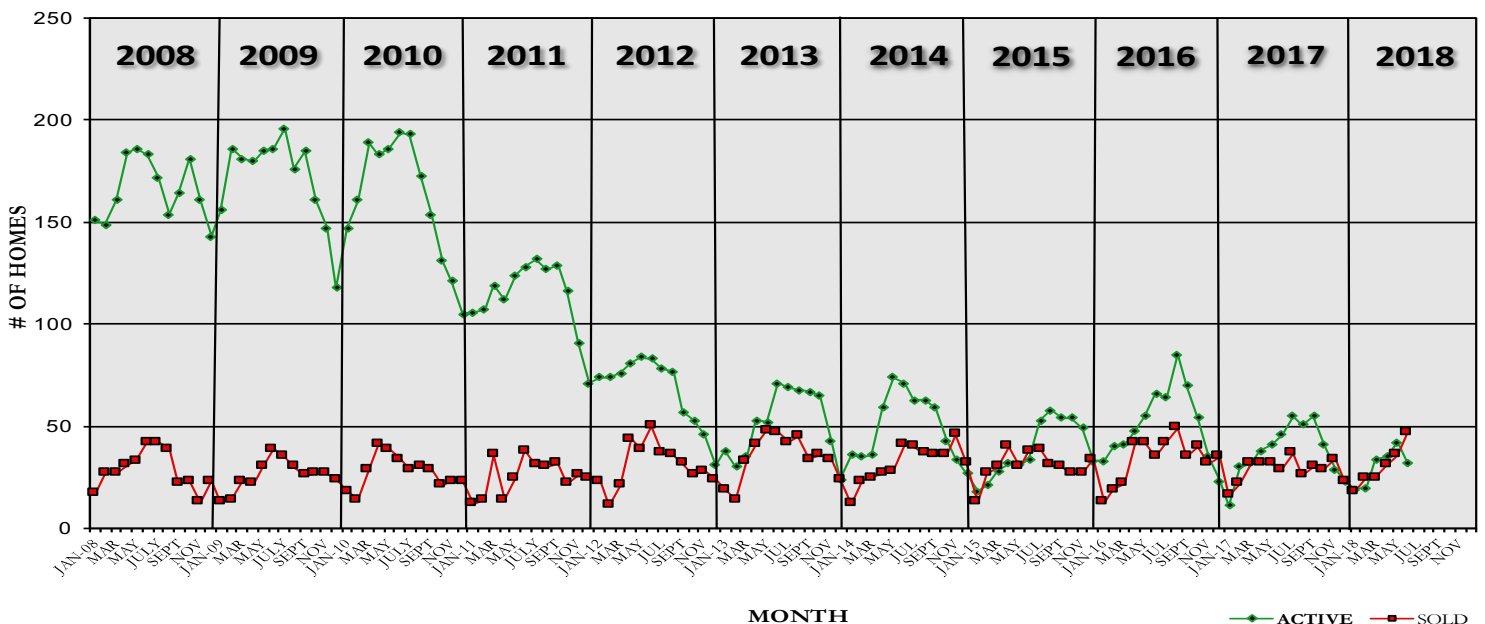
↑ 31
FROM
LAST
MONTH

↑ 62%
FROM
LAST
YEAR

AVERAGE
DAYS ON
MARKET : **19**

↓ 17%
FROM
LAST
MONTH

↓ 46%
FROM
LAST
YEAR



Based on information from REcolorado for the period of 6/1/2018 - 6/30/2018 as reported on 7/5/18, 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	\$270,000	39 Clarkson Street A	1	2	520	520	520	\$548.08	0	1907		4	6/15/18	\$285,000
Attached	\$359,900	39 Clarkson Street B	1	2	877	877	977	\$399.09	0	1907	1,830	18	6/12/18	\$350,000
Attached	\$385,000	425 E Ellsworth Avenue	1	2	732	878	978	\$525.96	0	1906	1,628	17	6/27/18	\$385,000
Attached	\$450,000	315 S Corona Street	1	2	870	1,105	1,178	\$547.13	0	1910	2,897	2	6/8/18	\$476,000
Attached	\$476,900	51 S Sherman Street	2	2	950	1,425	1,425	\$486.84	0	1901	1,561	14	6/1/18	\$462,500
Attached	\$485,000	62 N Pennsylvania Street	1	2	996	1,152	1,387	\$491.97	1	1906	3,090	3	6/11/18	\$490,000
Detached	\$545,000	80 S Grant Street	2	2	1,315	1,315	1,741	\$414.45	0	1905	2,100	3	6/13/18	\$545,000
Detached	\$559,900	432 S Grant Street	2	3	1,272	1,272	1,454	\$440.25	1	1904	3,090	3	6/22/18	\$560,000
Attached	\$564,950	82 N Pennsylvania Street	2	3	1,284	1,669	1,926	\$432.24	2	1900	2,414	11	6/28/18	\$555,000
Detached	\$595,000	55 N Sherman Street	2	2	2,455	2,455	2,979	\$240.33	2	1886	6,140	6	6/26/18	\$590,000
Detached	\$599,000	2 N Pennsylvania Street	3	3	1,702	2,002	2,547	\$343.71	0	1905	2,397	27	6/7/18	\$585,000
Detached	\$600,000	787 S Sherman Street	2	3	1,685	1,685	2,109	\$410.68	2	1900	4,120	2	6/25/18	\$692,000
Detached	\$620,000	156 S Lincoln Street	2	4	2,370	2,370	2,642	\$268.35	0	1890	4,500	4	6/8/18	\$636,000
Detached	\$629,900	1535 S Franklin Street	2	4	1,143	2,057	2,286	\$538.06	2	1956	6,240	28	6/22/18	\$615,000
Detached	\$629,900	721 S Ogden Street	2	3	947	1,421	1,894	\$645.20	2	1924	4,690	17	6/19/18	\$611,000
Detached	\$630,000	375 S Pennsylvania Street	2	3	1,544	1,737	2,188	\$398.32	1	1906	4,110	4	6/15/18	\$615,000
Detached	\$649,000	1296 S York Street	1	2	964	964	1,228	\$705.39	2	1908	6,300	2	6/29/18	\$680,000
Detached	\$649,000	431 S Gilpin Street	1	1	621	621	1,133	\$1,006.44	0	1904	4,270	86	6/4/18	\$625,000
Detached	\$695,000	569 S Sherman Street	3	3	1,693	1,867	2,388	\$405.79	3	1895	4,690	39	6/7/18	\$687,000
Detached	\$699,000	514 S Clarkson Street	2	3	912	1,824	1,824	\$756.56	0	1925	4,760	10	6/11/18	\$689,980
Detached	\$699,900	568 S Pearl Street	2	3	1,874	1,874	2,107	\$383.82	2	1890	4,690	3	6/11/18	\$719,280
Detached	\$710,000	376 S Gilpin Street	1	2	1,265	1,265	1,865	\$525.69	1	1910	4,990	62	6/21/18	\$665,000
Detached	\$715,000	1011 S Vine Street	1	3	1,009	1,597	1,597	\$708.62	1	1915	4,200	40	6/22/18	\$715,000
Detached	\$725,000	1079 S Corona Street	2	3	1,676	1,676	2,393	\$468.38	2	1911	4,750	4	6/8/18	\$785,000
Detached	\$749,000	538 S Pennsylvania Street	3	3	1,499	2,203	2,303	\$573.72	2	1906	4,690	4	6/8/18	\$860,000
Detached	\$750,000	924 S Gaylord Street	2	3	1,215	2,343	2,343	\$617.28	1	1916	4,720	0	6/19/18	\$750,000
Detached	\$750,000	265 S Corona Street	3	4	1,097	2,194	2,194	\$683.68	2	1909	4,760	7	6/8/18	\$750,000
Detached	\$785,000	470 S Williams Street	2	3	1,097	2,085	2,194	\$715.59	1	1919	4,680	0	6/8/18	\$785,000
Detached	\$789,900	1051 S Williams Street	2	4	1,135	1,999	2,099	\$726.87	2	1913	4,230	6	6/20/18	\$825,000
Detached	\$849,000	693 S Logan Street	4	4	1,811	2,511	2,541	\$485.37	1	1901	6,250	3	6/20/18	\$879,000
Detached	\$849,000	850 S Vine Street	2	3	1,142	2,142	2,284	\$743.43	1	1923	4,680	2	6/8/18	\$849,000
Detached	\$850,000	622 E Dakota Avenue	3	4	2,911	2,911	2,911	\$319.13	2	1948	4,690	6	6/29/18	\$929,000
Attached	\$850,000	561 S Washington Street	4	4	1,892	2,828	2,828	\$443.45	2	2007		9	6/22/18	\$839,000
Attached	\$875,000	967 S Clarkson Street	4	3	1,872	2,808	2,808	\$476.50	2	2010	3,040	4	6/29/18	\$892,000
Detached	\$875,000	1280 S Race Street	3	3	1,674	2,170	2,170	\$522.70	3	1989	4,725	9	6/22/18	\$875,000
Attached	\$892,500	233 S Washington Street	4	3	1,944	2,867	2,916	\$459.10	2	2008	3,116	4	6/29/18	\$892,500
Detached	\$980,000	1215 S York Street	2	3	1,255	2,086	2,414	\$780.88	3	1922	6,300	41	6/13/18	\$980,000
Detached	\$1,198,750	1325 S Franklin Street	4	5	2,474	3,120	3,220	\$484.37	2	1928	6,240	6	6/25/18	\$1,198,335
Detached	\$1,235,000	1281 S High Street	3	5	2,135	3,238	3,514	\$575.18	1	1918	6,300	2	6/29/18	\$1,228,000
Detached	\$1,295,000	1117 S Clarkson Street	4	5	3,302	5,180	5,480	\$372.50	2	1909	6,210	15	6/18/18	\$1,230,000

Detached	\$1,345,000	1025 S Race Street	5	4	3,368	4,968	5,234	\$382.13	3	2002	6,300	87	6/6/18	\$1,287,000
Detached	\$1,449,900	1392 S Vine Street	5	4	3,150	4,674	4,955	\$444.44	2	2007	5,600	88	6/26/18	\$1,400,000
Detached	\$1,550,000	325 S High Street	4	5	3,206	4,471	4,541	\$483.47	2	1927	6,240	2	6/8/18	\$1,550,000
Detached	\$1,895,000	673 S Race Street	5	5	3,118	4,382	4,862	\$580.50	2	2017	4,680	137	6/14/18	\$1,810,000
Detached	\$2,300,000	601 S Race Street	4	5	2,963	4,374	4,374	\$759.37	2	1930	6,060	24	6/6/18	\$2,250,000
Detached	\$2,450,000	1026 S Williams Street	5	4	3,476	4,796	5,281	\$719.22	2	2013	6,300	2	6/8/18	\$2,500,000
Detached	\$2,550,000	442 S Vine Street	5	4	3,700	5,320	5,500	\$689.19	2	2017	6,240	7	6/15/18	\$2,550,000
TOTAL SOLD = 47 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	\$415,888	308 S Lincoln Street	2	3	1,441	1,441	1,703	\$288.61	0	1910	2,262	37
Detached	\$434,900	932 S Logan Street	2	3	1,299	1,299	1,614	\$334.80	0	1895	3,880	7
Detached	\$474,900	322 S Logan Street	1	2	996	1,500	1,572	\$476.81	1	1890	3,120	35
Detached	\$499,000	507 S Washington Street	1	2	720	720	1,111	\$693.06	0	1904	4,690	8
Detached	\$580,000	1020 S Clarkson Street	1	2	1,008	1,356	1,356	\$575.40	1	1906	4,750	7
Detached	\$584,999	266 S Marion Parkway	2	2	1,126	1,126	1,494	\$519.54	0	1890	3,120	36
Detached	\$610,000	90 N Lincoln Street	2	3	1,347	1,697	1,823	\$452.86	2	1905	3,160	7
Detached	\$614,995	452 S Grant Street	2	3	1,414	2,065	2,105	\$434.93	1	1900	2,970	26
Attached	\$650,000	32 S Lincoln Street	3	3	1,554	1,554	1,554	\$418.28	2	2015	1,707	26
Detached	\$680,000	1030 E Mississippi Avenue	2	3	1,554	1,954	2,054	\$437.58	0	1907	2,050	19
Detached	\$700,000	1153 S Emerson Street	2	3	1,307	1,793	1,853	\$535.58	1	1910	3,120	39
Attached	\$719,900	637 S Logan Street	4	5	1,926	2,639	2,806	\$373.78	2	2006	3,125	21
Detached	\$779,500	863 S Race Street	2	3	1,135	2,156	2,270	\$686.78	2	1925	4,690	13
Detached	\$798,000	538 S Clarkson Street	3	4	1,507	2,320	2,320	\$529.53	1	1925	4,760	239
Detached	\$830,000	318 S Emerson Street	1	2	1,078	1,078	1,628	\$769.94	2	1911	4,190	6
Detached	\$848,900	685 S Logan Street	3	5	2,131	3,266	3,323	\$398.36	1	1906	6,250	28
Attached	\$850,000	320 S Ogden Street	4	3	2,459	3,128	3,128	\$345.67	2	2006	3,175	50
Attached	\$850,000	322 S Ogden Street	4	3	2,459	3,128	3,128	\$345.67	2	2006	3,175	50
Detached	\$859,000	323 S Race Street	2	3	1,178	2,238	2,356	\$729.20	1	1923	5,740	84
Detached	\$879,000	1240 S Clarkson Street	5	3	2,757	3,345	3,410	\$318.82	2	2017	4,313	24
Attached	\$890,000	260 S Humboldt Street	4	3	1,900	2,700	2,700	\$468.42	2	2006	3,105	14
Detached	\$890,000	310 S Race Street	2	3	1,384	2,768	2,768	\$643.06	2	1930	6,240	30
Detached	\$899,000	960 S York Street	2	3	1,133	2,166	2,266	\$793.47	1	1921	4,690	14
Detached	\$919,900	321 S Ogden Street	4	3	2,051	3,065	3,065	\$448.51	2	1911	4,760	23
Detached	\$950,000	409 S Emerson Street	2	4	2,316	2,754	3,442	\$410.19	2	1910	4,760	63
Detached	\$975,000	1012 S Pearl Street	3	3	2,488	2,488	2,788	\$391.88	6	1900	4,690	19
Attached	\$1,025,000	441 S Humboldt Street	4	3	2,723	3,936	4,000	\$376.42	2	2000	3,910	83
Detached	\$1,098,500	900 S Vine Street	3	4	2,414	3,542	3,542	\$455.05	2	1913	5,220	21
Attached	\$1,150,000	775 S Corona Street	4	4	1,898	2,992	2,992	\$605.90	2	2007	3,170	8
Detached	\$1,195,000	158 S Humboldt Street	3	4	2,394	3,392	3,392	\$499.16	2	1915	6,230	21
Detached	\$1,225,000	691 S Vine Street	4	6	2,248	3,367	3,457	\$544.93	3	1927	4,680	14
Detached	\$1,295,000	965 S High Street	4	5	2,326	3,570	3,570	\$556.75	2	1917	4,720	99
Detached	\$1,299,900	1500 S Race Street	4	5	3,784	3,784	3,784	\$343.53	2	2001	9,282	49
Detached	\$1,469,000	195 S Humboldt Street	4	4	2,354	3,582	3,582	\$624.04	2	2018	3,120	42

Detached	\$1,725,000	1040 S York Street	5	5	3,573	5,137	5,345	\$482.79	2	2003	6,300	15
Detached	\$1,874,900	1385 S Vine Street	5	4	3,462	4,502	4,502	\$541.57	2	1926	6,300	41
Detached	\$1,950,000	964 S Gaylord Street	6	6	3,973	5,732	5,732	\$490.81	0	2008	6,230	28
Detached	\$1,997,000	1093 S York Street	6	5	3,519	5,325	5,325	\$567.49	2	2015	6,300	125
Detached	\$2,250,000	600 S Vine Street	6	6	3,774	5,507	5,713	\$596.18	3	2007	6,310	126
Detached	\$4,416,000	1991 E Alameda Avenue 5	5	4	4,488	5,888	6,043	\$983.96	3	1984	20,400	124
Detached	\$7,800,000	2301 E Alameda Avenue	7	4	6,329	7,254	8,379	\$1,232.42	4	1932	56,998	277
TOTAL UNDER CONTRACT = 41												

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	\$355,000	934 S Logan Street	1	2	846	846	846	\$419.62	0	1900	2,425	17
Detached	\$360,000	706 S Lincoln Street	1	2	886	1,332	1,772	\$406.32	1	1928	4,250	5
Detached	\$399,000	15 E Maple Avenue	2	2	1,323	1,323	1,323	\$301.59	0	1886	1,565	22
Attached	\$399,950	506 S Lincoln Street	1	2	660	890	1,320	\$605.98	1	1927	3,485	20
Detached	\$475,000	384 S Pennsylvania Street	1	2	979	979	979	\$485.19	2	1890	4,690	5
Detached	\$510,000	776 S Sherman Street	2	3	1,013	1,013	1,262	\$503.46	2	1921	4,690	7
Detached	\$585,000	534 S Pearl Street	2	2	944	1,314	1,314	\$619.70	1	1905	4,690	17
Attached	\$625,000	948 S Pearl Street 103	3	3	1,863	1,863	1,863	\$335.48	2	2008		58
Detached	\$650,000	848 S Corona Street	1	2	958	958	1,916	\$678.50	2	1915	4,750	5
Detached	\$679,000	665 S Sherman Street	3	4	1,357	2,346	2,346	\$500.37	1	1910	4,170	63
Detached	\$679,900	467 S Logan Street	3	3	1,610	2,191	2,191	\$422.30	2	1900	3,720	48
Detached	\$684,999	1347 S Ogden Street	3	2	1,557	2,283	2,283	\$439.95	1	1976	5,390	48
Detached	\$699,000	1083 S Clarkson Street	2	3	1,023	1,946	2,046	\$683.28	2	1929	3,920	4
Detached	\$735,000	652 S Emerson Street	2	4	1,091	2,182	2,182	\$673.69	1	1924	5,460	6
Detached	\$749,000	662 S Gaylord Street	2	3	960	1,920	1,920	\$780.21	2	1933	4,680	5
Detached	\$750,000	480 S Franklin Street	2	3	1,184	1,562	1,848	\$633.45	1	1925	3,000	6
Detached	\$798,500	1281 S Corona Street	2	3	1,356	2,562	2,696	\$588.86	2	1922	6,240	30
Detached	\$850,000	1300 S Gaylord Street	2	3	1,989	1,989	2,808	\$427.35	2	1911	7,280	20
Detached	\$899,000	947 S Corona Street	2	4	1,912	2,332	2,601	\$470.19	1	1911	6,340	19
Detached	\$924,900	169 S Franklin Street	1	3	1,494	2,299	2,391	\$619.08	2	1920	6,230	13
Detached	\$935,000	890 S York Street	3	3	1,818	3,092	3,092	\$514.30	2	1948	6,250	78
Detached	\$960,000	808 S High Street	3	4	1,272	2,272	2,412	\$754.72	0	1922	4,690	4
Detached	\$1,099,990	302 S Humboldt Street	4	5	2,410	3,502	3,602	\$456.43	3	1926	6,350	62
Detached	\$1,199,000	758 S Williams Street	4	4	2,217	3,106	3,153	\$540.82	2	1913	4,690	4
Detached	\$1,200,000	532 S Corona Street	4	5	2,117	2,993	3,212	\$566.84	2	1929	6,350	5
Detached	\$1,275,000	645 S Sherman Street	4	4	2,723	3,936	3,936	\$468.23	2	1900	5,210	5
Detached	\$1,350,000	324 S Race Street	4	4	1,735	3,317	3,333	\$778.10	2	1930	6,240	12
Detached	\$1,385,000	394 S Vine Street	4	4	2,139	3,159	3,481	\$647.50	3	1932	6,240	3
Detached	\$1,549,000	235 S High Street	4	5	3,175	4,825	4,825	\$487.87	2	1993	7,300	9
Detached	\$1,599,999	680 S Gilpin Street	5	5	4,259	6,259	6,396	\$375.67	2	2001	6,240	252
Detached	\$1,725,000	652 S Williams Street	6	5	3,614	5,514	5,654	\$477.31	2	2008	6,242	5
Detached	\$3,200,000	2121 E Alameda Avenue	5	3	4,317	5,347	6,772	\$741.26	2	1969	22,600	4
TOTAL ACTIVE = 32												