

IS THIS THE BEGINNING OF A SLOW DOWN?

Possibly...I have found in the past a sign of things starting to slow down a bit can be an increase in the number of days a property stays on the market. Of course, historically, 27 days is still very fast. In 37 years, I had never seen it drop that low until about 3 years ago. Now it has become routine to see that number under 30 which is still very fast.

We also saw fewer homes go under contract than this time last year. The persistent question here is, is this due to a lack of inventory or a lower number of buyers who want to be and can afford to be in Washington Park? Subjectively, I can say that we are seeing fewer offers on our listings than before and we are having an easier time getting our buyer's offers accepted. We now have had a few where we actually didn't have to pay full price, let alone over.

This actually makes it a good time to think about a move. As a buyer, you might be able to find a place to go without too much stress and you can still get your current house sold. It really only takes two buyers to still get a price over asking. We are still seeing that and it is a little less stressful than trying to select the best of 7 or 8 offers.

Shelley Bridge

NUMBER OF ACTIVE LISTINGS:

44

↓ 2% FROM LAST MONTH | ↓ 14% FROM LAST YEAR

Number of UNDER CONTRACT Listings:

22

↓ 27% FROM LAST MONTH | ↓ 24% FROM LAST YEAR



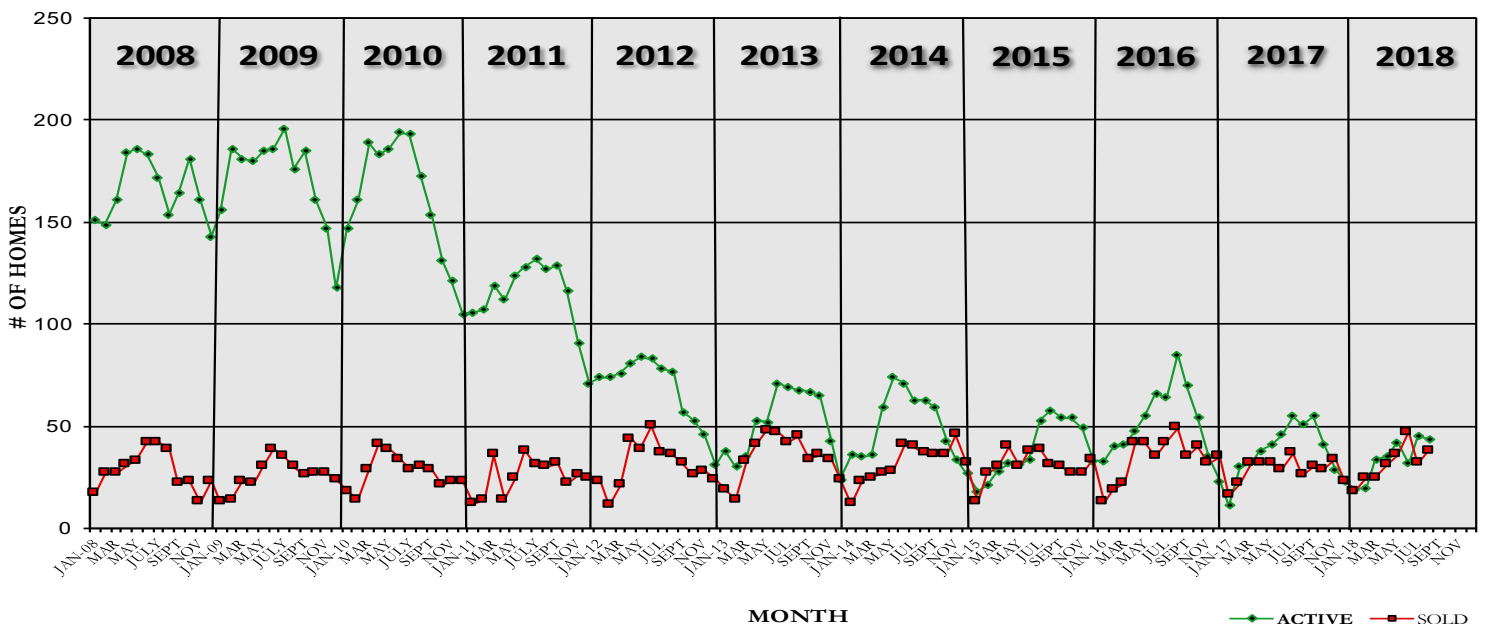
NUMBER OF SOLD PROPERTIES:

38

↑ 19% FROM LAST MONTH | ↑ 46% FROM LAST YEAR

AVERAGE DAYS ON MARKET : 27

↑ 42% FROM LAST MONTH | ↑ 17% FROM LAST YEAR



Based on information from REcolorado for the period of 8/1/2018 - 8/31/2018 as reported on 9/2/18, 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	\$344,900	702 E Dakota Avenue	1	2	525	1,025	1,050	\$647.62	0	1904		26	8/21/18	\$340,000
Detached	\$355,000	934 S Logan Street	1	2	846	846	846	\$407.80	0	1900	2,425	17	8/6/18	\$345,000
Attached	\$450,000	644 S Sherman Street	2	2	761	1,031	1,060	\$605.78	1	1906	3,150	3	8/13/18	\$461,000
Detached	\$475,000	384 S Pennsylvania Street	1	2	979	979	979	\$474.97	2	1890	4,690	10	8/10/18	\$465,000
Attached	\$500,000	583 S Clarkson Street	2	2	988	1,474	1,474	\$506.07	2	1922	6,620	0	8/29/18	\$500,000
Attached	\$505,000	579 S Clarkson Street	2	2	988	1,474	1,474	\$511.13	3	1922	6,620	0	8/29/18	\$505,000
Detached	\$524,999	266 S Marion Parkway	2	2	1,126	1,126	1,494	\$444.05	0	1890	3,120	62	8/14/18	\$500,000
Detached	\$550,000	1020 S Clarkson Street	1	2	1,008	1,356	1,356	\$545.63	1	1906	4,750	9	8/8/18	\$550,000
Detached	\$585,000	985 S Pennsylvania Street	1	2	1,113	1,393	1,459	\$557.05	1	1905	4,230	0	8/6/18	\$620,000
Detached	\$599,900	353 S Logan Street	2	3	1,506	2,118	2,226	\$398.34	2	1897	4,460	3	8/13/18	\$599,900
Detached	\$615,000	337 S Sherman Street	2	3	1,542	2,042	2,313	\$408.69	2	1907	4,000	2	8/9/18	\$630,200
Detached	\$620,000	400 S Corona Street	2	3	943	1,839	1,886	\$685.05	2	1925	4,760	3	8/17/18	\$646,000
Detached	\$625,000	424 S Clarkson Street	2	3	1,210	2,158	2,166	\$549.59	2	1929	4,760	4	8/7/18	\$665,000
Attached	\$625,000	948 S Pearl Street 103	3	3	1,863	1,863	1,863	\$335.48	2	2008		58	8/3/18	\$625,000
Attached	\$629,900	32 S Lincoln Street	3	3	1,554	1,554	1,554	\$405.34	2	2015	1,707	32	8/17/18	\$629,900
Detached	\$679,000	665 S Sherman Street	3	4	1,357	2,346	2,346	\$488.21	1	1910	4,170	63	8/17/18	\$662,500
Detached	\$680,000	1030 E Mississippi Avenue	2	3	1,554	1,954	2,054	\$427.93	0	1907	2,050	30	8/31/18	\$665,000
Detached	\$700,000	1153 S Emerson Street	2	3	1,307	1,793	1,853	\$527.93	1	1910	3,120	45	8/16/18	\$690,000
Detached	\$779,500	863 S Race Street	2	3	1,135	2,156	2,270	\$678.41	2	1925	4,690	13	8/24/18	\$770,000
Detached	\$800,000	577 S Grant Street	2	4	2,240	2,240	2,716	\$361.61	2	1891	4,690	3	8/24/18	\$810,000
Detached	\$885,000	578 S Washington Street	3	3	1,646	2,021	2,041	\$555.89	2	1905	3,910	5	8/31/18	\$915,000
Detached	\$889,900	454 S Emerson Street	2	3	1,952	2,244	2,928	\$463.63	1	1903	6,350	4	8/15/18	\$905,000
Attached	\$890,000	260 S Humboldt Street	4	3	1,900	2,700	2,700	\$462.18	2	2006	3,105	29	8/24/18	\$878,150
Detached	\$899,900	321 S Ogden Street	4	3	2,051	3,065	3,065	\$426.62	2	1911	4,760	34	8/1/18	\$875,000
Detached	\$900,000	240 S Pennsylvania Street	4	3	2,076	2,876	3,133	\$428.32	2	2008	4,749	6	8/24/18	\$889,200
Detached	\$920,000	131 S Downing Street	4	4	2,704	3,642	3,691	\$343.93	2	1910	5,700	6	8/15/18	\$930,000
Detached	\$924,000	1012 S Pearl Street	3	3	2,488	2,488	2,788	\$358.92	6	1900	4,690	35	8/17/18	\$893,000
Attached	\$960,000	1058 S Corona Street	5	4	2,388	3,288	3,386	\$399.50	2	2007		5	8/14/18	\$954,000
Detached	\$1,095,000	642 S York Street	4	4	2,474	3,149	3,826	\$439.57	2	1986	6,240	2	8/14/18	\$1,087,500
Detached	\$1,195,000	691 S Vine Street	4	6	2,248	3,367	3,457	\$529.36	3	1927	4,680	22	8/23/18	\$1,190,000
Detached	\$1,200,000	532 S Corona Street	4	5	2,117	2,993	3,212	\$566.84	2	1929	6,350	5	8/3/18	\$1,200,000
Detached	\$1,250,000	850 S York Street	3	4	1,767	3,300	3,392	\$690.44	2	1926	6,250	12	8/17/18	\$1,220,000
Detached	\$1,279,000	1100 S Emerson Street	4	5	2,046	3,000	3,134	\$595.31	2	1929	4,780	53	8/2/18	\$1,218,000
Detached	\$1,350,000	545 S Race Street	4	4	2,227	2,785	2,924	\$574.76	3	1928	4,680	33	8/1/18	\$1,280,000
Detached	\$1,549,000	235 S High Street	4	5	3,175	4,825	4,825	\$480.31	2	1993	7,300	9	8/6/18	\$1,525,000
Detached	\$1,599,999	680 S Gilpin Street	5	5	4,259	6,259	6,396	\$352.20	2	2001	6,240	252	8/10/18	\$1,500,000
Detached	\$1,745,000	458 S Gaylord Street	4	5	3,224	4,159	4,208	\$519.54	0	1926	6,240	31	8/30/18	\$1,675,000
Detached	\$1,799,900	1385 S Vine Street	5	4	3,462	4,502	4,502	\$505.49	2	1926	6,300	82	8/24/18	\$1,750,000
TOTAL SOLD = 38 AVERAGE DAYS ON MARKET = 27														

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	\$349,000	254 S Pearl Street	1	1	702	702	1,014	\$497.15	0	1906	2,010	5
Attached	\$359,000	19 S Sherman Street	1	2	799	1,029	1,042	\$449.31	1	1890		3
Attached	\$385,000	739 S Emerson Street	1	1	688	1,168	1,376	\$559.59	1	1910		0
Detached	\$424,900	932 S Logan Street	2	3	1,299	1,299	1,614	\$327.10	0	1895	3,880	8
Detached	\$604,995	452 S Grant Street	2	3	1,414	2,065	2,105	\$427.86	1	1900	2,970	62
Detached	\$620,000	725 S Lincoln Street	2	5	1,964	1,964	2,284	\$315.68	0	1890	3,513	34
Detached	\$649,000	1439 S Vine Street	2	2	1,148	2,050	2,098	\$565.33	1	1928	6,300	8
Attached	\$697,500	637 S Logan Street	4	5	1,926	2,639	2,806	\$362.15	2	2006	3,125	65
Detached	\$775,000	656 S Vine Street	2	3	1,183	1,933	2,316	\$655.11	2	1928	4,680	1
Attached	\$799,900	322 S Ogden Street	4	3	2,459	3,128	3,128	\$325.29	2	2006	3,175	96
Detached	\$800,000	1290 S High Street	2	4	1,260	2,520	2,520	\$634.92	2	1920	6,300	5
Detached	\$825,000	673 S Vine Street	3	3	1,344	2,418	2,495	\$613.84	1	1927	4,680	5
Detached	\$875,000	471 S Gaylord Street	2	4	1,038	1,887	2,076	\$842.97	2	1929	6,240	7
Attached	\$959,000	441 S Humboldt Street	4	3	2,723	3,936	4,000	\$352.19	2	2000	3,910	137
Detached	\$999,900	900 S Vine Street	3	4	2,182	3,298	3,298	\$458.25	2	1913	5,220	70
Detached	\$1,150,000	380 S Vine Street	3	4	1,505	2,785	2,931	\$764.12	3	1933	6,240	28
Detached	\$1,175,000	689 S Gilpin Street	4	6	2,474	3,626	3,626	\$474.94	2	1921	5,227	8
Detached	\$1,250,000	376 S Vine Street	3	4	1,521	2,952	2,952	\$821.83	3	1935	6,240	4
Detached	\$1,350,000	591 S Downing Street	4	5	2,686	3,824	3,950	\$502.61	2	1923	6,350	9
Detached	\$2,250,000	528 S Corona Street	6	6	3,223	4,517	4,633	\$698.11	2	1925	6,350	18
Detached	\$2,450,000	965 S Downing Street	5	5	3,600	5,000	5,000	\$680.56	2	2018	5,540	34
Detached	\$2,550,000	1040 S Franklin Street	4	3	2,836	3,947	3,947	\$899.15	2	1926	6,300	0
TOTAL UNDER CONTRACT = 22												

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	\$265,000	87 S Washington Street 201	1	1	629	629	629	\$421.30	0	1906		2
Detached	\$515,000	520 E Dakota Avenue	3	3	1,312	1,312	1,640	\$392.53	0	1904	2,700	53
Detached	\$525,000	653 S Washington Street	1	2	862	862	1,173	\$609.05	1	1909	4,170	14
Detached	\$570,000	318 S Emerson Street	1	2	1,078	1,078	1,628	\$528.76	2	1911	4,190	54
Detached	\$575,000	235 S Clarkson Street	1	3	1,218	1,218	1,614	\$472.09	1	1902	4,690	4
Detached	\$595,000	90 N Lincoln Street	2	3	1,347	1,697	1,823	\$441.72	2	1905	3,160	55
Detached	\$610,000	326 S Washington Street	2	3	1,288	1,288	1,538	\$473.60	2	1895	4,690	19
Detached	\$625,000	772 S Grant Street	2	3	1,240	1,240	1,324	\$504.03	2	1893	3,120	18
Detached	\$629,900	668 S Logan Street	2	3	1,536	1,536	1,878	\$410.09	1	1900	4,670	18
Detached	\$635,000	1194 S Washington Street	2	3	1,273	1,273	1,603	\$498.82	2	1910	4,640	10
Detached	\$670,000	675 S Logan Street	3	3	1,803	1,803	2,013	\$371.60	3	1921	4,690	32
Detached	\$710,000	124 S Emerson Street	2	3	1,515	1,655	2,214	\$468.65	3	1900	4,750	3
Detached	\$785,000	880 S Sherman Street	4	3	1,559	2,260	2,309	\$503.53	1	1890	4,160	39
Detached	\$795,000	732 S Gilpin Street	1	3	1,128	1,618	2,256	\$704.79	1	1922	4,690	30
Detached	\$795,000	280-282 S Franklin Street	2	3	935	1,850	1,870	\$850.27	2	1943	6,710	36
Attached	\$799,900	320 S Ogden Street	4	3	2,459	3,128	3,128	\$325.29	2	2006	3,175	108
Detached	\$810,000	936 S Pennsylvania Street	2	4	1,870	2,480	2,546	\$433.16	2	1902	4,167	10
Detached	\$819,900	685 S Logan Street	3	5	2,131	3,266	3,323	\$384.75	1	1906	6,250	87
Detached	\$825,000	323 S Race Street	2	3	1,178	2,238	2,356	\$700.34	1	1923	5,740	137
Attached	\$850,000	749 S Emerson Street	4	4	1,975	2,733	2,958	\$430.38	2	2006	3,175	45
Detached	\$860,000	310 S Race Street	2	3	1,384	2,768	2,768	\$621.39	2	1930	6,240	89
Detached	\$925,000	409 S Emerson Street	2	4	2,316	2,754	3,442	\$399.40	2	1910	4,760	110
Attached	\$950,000	785 S Washington Street	4	4	2,379	3,329	3,435	\$399.33	2	2003	3,125	12
Attached	\$1,049,900	775 S Corona Street	4	4	1,898	2,992	2,992	\$553.16	2	2007	3,170	67
Detached	\$1,050,000	1510 S Humboldt Street	4	5	2,800	4,093	4,237	\$375.00	2	2008	6,297	156
Detached	\$1,090,000	648 S Gaylord Street	4	3	2,358	3,308	3,371	\$462.26	2	1951	4,680	51
Detached	\$1,095,000	684 S Williams Street	3	4	1,589	2,850	2,950	\$689.11	2	1921	4,680	44
Detached	\$1,139,000	161 S Humboldt Street	3	5	2,000	2,952	3,095	\$569.50	2	1925	4,670	24
Detached	\$1,149,000	158 S Humboldt Street	3	4	2,394	3,392	3,392	\$479.95	2	1915	6,230	57
Detached	\$1,150,000	1253 S High Street	3	4	2,024	3,118	3,346	\$568.18	1	1917	6,300	11
Detached	\$1,150,000	965 S High Street	4	4	2,326	3,570	3,570	\$494.41	2	1917	4,720	158
Detached	\$1,175,000	286 S Gilpin Street	4	5	2,994	3,910	4,140	\$392.45	3	1906	6,240	52
Detached	\$1,195,000	1070 S Emerson Street	4	5	2,173	3,100	3,239	\$549.93	2	2011	4,750	16
Detached	\$1,200,000	1360 S York Street	4	5	2,213	2,863	3,146	\$542.25	1	1922	6,300	47
Detached	\$1,299,900	759 S Race Street	4	5	2,498	814	3,410	\$520.38	2	1925	5,120	25
Detached	\$1,299,900	1500 S Race Street	4	5	3,784	3,784	3,784	\$343.53	2	2001	9,282	108
Detached	\$1,725,000	1040 S York Street	5	5	3,573	5,137	5,345	\$482.79	2	2003	6,300	74

Detached	\$1,799,900	964 S Gaylord Street	6	6	3,973	5,732	5,732	\$453.03	0	2008	6,098	87
Detached	\$1,995,000	1685 E Cedar Avenue	5	3	2,750	4,357	4,493	\$725.45	2	1982	4,350	36
Detached	\$1,997,000	1093 S York Street	4	5	3,519	5,209	5,325	\$567.49	2	2015	6,300	43
Detached	\$2,395,000	673 S Gaylord Street	5	5	3,150	4,750	4,750	\$760.32	2	2019	6,240	22
Detached	\$2,499,000	921 S Vine Street	6	6	3,749	5,562	5,562	\$666.58	2	2018	6,300	2
Detached	\$2,595,000	792 S High Street	6	6	3,928	5,410	5,488	\$660.64	2	2018	5,370	31
Detached	\$4,415,000	1991 E Alameda Avenue 5	5	4	4,488	5,888	6,043	\$983.73	3	1984	20,400	183
TOTAL ACTIVE = 44												