

THE SKY IS FALLING...
OR IS IT?

In spite of reports in the media that the Denver Housing Market may be slowing down, we have not really seen much indication of that in Washington Park. Inventory remains low and 25% lower than a year ago. The number of homes closed in September was 33% less than a year ago but the number of homes that went under contract is 33% more than last year. Homes continue to sell quickly with the average being only 3 weeks.

It is not unusual to see sales that are slower in July and August. As Washington Park homeowners have become more affluent, they have been able to afford longer vacations. The Colorado mountains are also glorious in the summer and many prefer to enjoy them over house hunting.

With vacations over and school back in session, we have seen more lookers since Labor Day. This is likely to translate into a good October. If you have been thinking about making a move, your timing could be good. Your home will still sell well and perhaps you will not see the level of competition on the buy side that you might find in the Spring. Please don't hesitate to call if you have any questions.

Shelley Bridge

NUMBER OF
ACTIVE LISTINGS:

42

↓ 5% FROM LAST MONTH | ↓ 24% FROM LAST YEAR

Number of
UNDER CONTRACT Listings:

36

↑ 64% FROM LAST MONTH

↑ 33% FROM LAST YEAR



NUMBER OF
SOLD PROPERTIES:

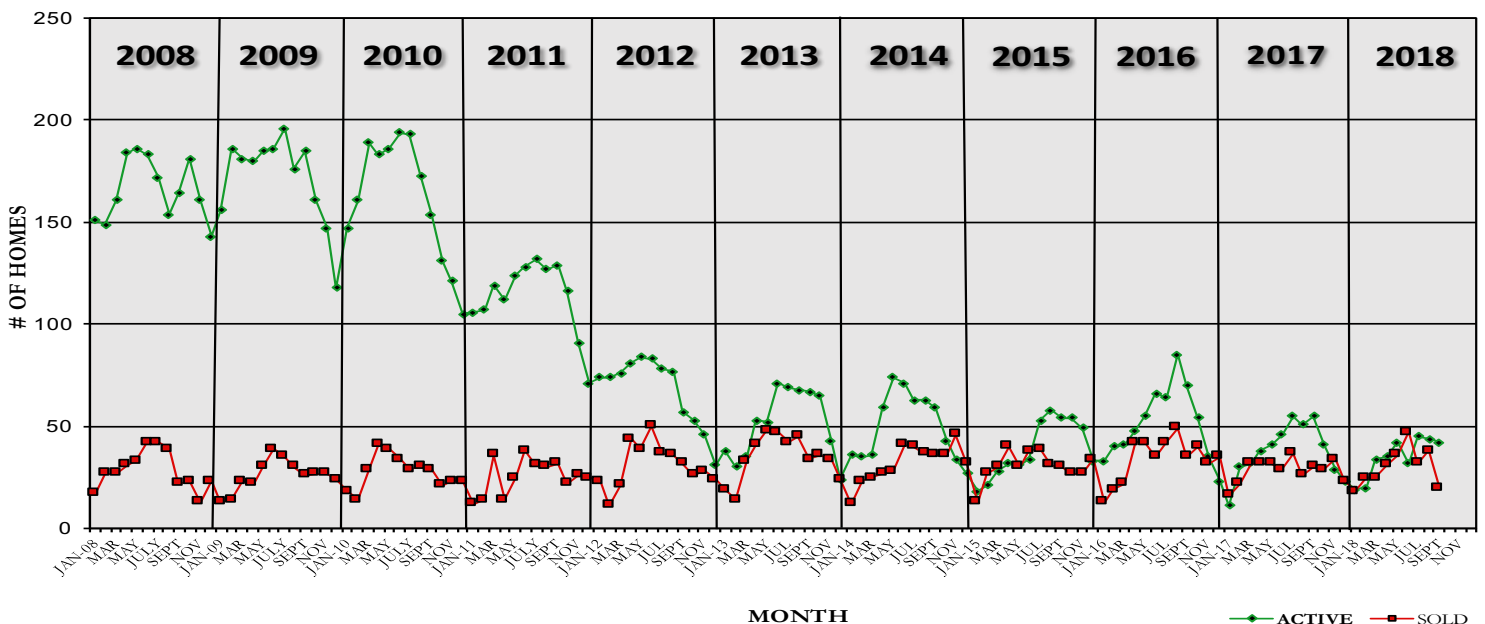
20

↓ 47% FROM LAST MONTH | ↓ 33% FROM LAST YEAR

AVERAGE DAYS ON MARKET : **21**

↓ 22% FROM LAST MONTH

↓ 25% FROM LAST YEAR



Based on information from REcolorado for the period of 9/1/2018 - 9/30/2018 as reported on 10/4/18, 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	\$265,000	87 S Washington Street 201	1	1	629	629	629	\$421.30	0	1906		6	9/28/18	\$265,000
Attached	\$349,000	254 S Pearl Street	1	1	702	702	1,014	\$519.94	0	1906	2,010	5	9/24/18	\$365,000
Attached	\$359,000	19 S Sherman Street	1	2	799	1,029	1,042	\$475.59	1	1890		3	9/7/18	\$380,000
Detached	\$424,900	932 S Logan Street	2	3	1,299	1,299	1,614	\$327.10	0	1895	3,880	8	9/5/18	\$424,900
Detached	\$570,000	318 S Emerson Street	1	2	1,078	1,078	1,628	\$528.76	2	1911	4,190	65	9/14/18	\$570,000
Detached	\$604,995	452 S Grant Street	2	3	1,414	2,065	2,105	\$420.79	1	1900	2,970	62	9/12/18	\$595,000
Detached	\$620,000	725 S Lincoln Street	2	5	1,964	1,964	2,284	\$305.50	0	1890	3,513	34	9/13/18	\$600,000
Detached	\$649,000	1439 S Vine Street	2	2	1,148	2,050	2,098	\$542.68	1	1928	6,300	8	9/24/18	\$623,000
Attached	\$697,500	637 S Logan Street	4	5	1,926	2,639	2,806	\$362.15	2	2006	3,125	65	9/14/18	\$697,500
Detached	\$775,000	656 S Vine Street	2	3	1,183	1,933	2,316	\$633.98	2	1928	4,680	1	9/13/18	\$750,000
Detached	\$819,000	663 S Race Street	2	3	1,016	2,032	2,032	\$866.14	1	1929	4,680	7	9/14/18	\$880,000
Detached	\$825,000	673 S Vine Street	3	3	1,344	2,418	2,495	\$578.12	1	1927	4,680	5	9/21/18	\$777,000
Detached	\$875,000	471 S Gaylord Street	2	4	1,038	1,887	2,076	\$829.48	2	1929	6,240	7	9/19/18	\$861,000
Detached	\$999,900	900 S Vine Street	3	4	2,182	3,298	3,298	\$444.55	2	1913	5,220	70	9/12/18	\$970,000
Detached	\$1,150,000	380 S Vine Street	3	4	1,505	2,785	2,931	\$727.57	3	1933	6,240	28	9/5/18	\$1,095,000
Detached	\$1,250,000	376 S Vine Street	3	4	1,521	2,952	2,952	\$838.26	3	1935	6,240	4	9/14/18	\$1,275,000
Detached	\$1,350,000	591 S Downing Street	4	5	2,686	3,824	3,950	\$502.61	2	1923	6,350	9	9/14/18	\$1,350,000
Detached	\$2,450,000	965 S Downing Street	5	5	3,600	5,000	5,000	\$663.89	2	2018	5,540	34	9/6/18	\$2,390,000
Detached	\$2,550,000	1040 S Franklin Street	4	3	2,836	3,947	3,947	\$863.89	2	1926	6,300	0	9/14/18	\$2,450,000
Detached	\$3,200,000	2121 E Alameda Avenue	5	3	4,317	5,117	6,772	\$741.26	2	1969	22,600	4	9/20/18	\$3,200,000
TOTAL SOLD = 20 AVERAGE DAYS ON MARKET = 21														

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	\$249,900	14 S Logan Street B	1	1	695	695	695	\$359.57	0	1894		42
Attached	\$385,000	614 E Dakota Avenue	1	2	723	1,040	1,075	\$532.50	0	1900	1,176	15
Attached	\$405,000	310 S Lincoln Street	2	2	1,453	1,453	1,715	\$278.73	0	1910	2,262	5
Attached	\$405,000	308 S Lincoln Street	2	3	1,441	1,441	1,703	\$281.05	0	1910	2,262	5
Detached	\$479,000	507 S Washington Street	1	2	720	720	1,111	\$665.28	0	1904	4,690	14
Detached	\$525,000	653 S Washington Street	1	2	862	862	1,173	\$609.05	1	1909	4,170	24
Detached	\$549,975	9 S Logan Street	2	2	1,374	1,374	1,651	\$400.27	0	1892	2,750	5
Detached	\$565,000	90 N Lincoln Street	2	3	1,347	1,697	1,823	\$419.45	2	1905	3,160	5
Detached	\$570,000	750 S Grant Street	2	2	960	1,210	1,464	\$593.75	1	1922	4,690	8
Detached	\$575,000	235 S Clarkson Street	1	3	1,218	1,218	1,614	\$472.09	1	1902	4,690	7
Detached	\$579,900	326 S Washington Street	2	3	1,288	1,288	1,538	\$450.23	2	1895	4,690	41
Detached	\$600,000	712 S Logan Street	2	3	1,450	1,450	1,941	\$413.79	2	1910	4,350	2
Detached	\$600,000	772 S Grant Street	2	3	1,240	1,240	1,324	\$483.87	2	1893	3,120	47
Detached	\$629,900	668 S Logan Street	2	3	1,536	1,536	1,878	\$410.09	1	1900	4,670	19
Detached	\$699,000	744 S Grant Street	2	4	901	1,802	1,802	\$775.80	1	1926	4,690	5
Detached	\$725,000	544 S Clarkson Street	2	3	1,000	1,900	2,000	\$725.00	2	1925	4,760	7
Detached	\$750,000	566 S York Street	2	4	1,353	1,696	2,633	\$554.32	2	1928	6,240	6
Detached	\$770,000	619 S High Street	2	3	1,246	2,051	2,396	\$617.98	2	1927	4,680	5
Detached	\$779,900	781 S Pearl Street	2	3	2,129	2,129	2,548	\$366.32	1	1903	6,250	6
Detached	\$800,000	323 S Race Street	2	3	1,178	2,238	2,356	\$679.12	1	1923	5,740	147
Detached	\$850,000	788 S Williams Street	2	4	1,928	2,198	3,277	\$440.87	2	1914	5,000	3
Detached	\$850,000	777 S Ogden Street	3	5	1,283	2,456	2,566	\$662.51	0	1924	4,690	4
Detached	\$850,000	1510 S Gaylord Street	4	4	1,106	2,064	2,170	\$768.54	3	1957	6,250	8
Detached	\$875,000	1221 S High Street	2	3	1,339	2,246	2,347	\$653.47	1	1910	6,300	4
Attached	\$959,000	441 S Humboldt Street	4	3	2,723	3,936	4,000	\$352.19	2	2000	3,910	151
Detached	\$1,090,000	648 S Gaylord Street	4	3	2,358	3,308	3,371	\$462.26	2	1951	4,680	65
Detached	\$1,149,000	158 S Humboldt Street	3	4	2,394	3,392	3,392	\$479.95	2	1915	6,230	61
Detached	\$1,150,000	1253 S High Street	3	4	2,024	3,118	3,346	\$568.18	1	1917	6,300	25
Detached	\$1,150,000	965 S High Street	4	4	2,326	3,570	3,570	\$494.41	2	1917	4,720	161
Detached	\$1,175,000	689 S Gilpin Street	4	6	2,474	3,626	3,626	\$474.94	2	1921	5,227	11
Detached	\$1,179,000	1070 S Emerson Street	4	5	2,173	3,100	3,239	\$542.57	2	2011	4,750	24
Detached	\$1,232,000	905 S Gaylord Street	4	6	2,247	3,270	3,270	\$548.29	3	1912	6,800	2
Detached	\$1,299,900	759 S Race Street	4	5	2,498	814	3,410	\$520.38	2	1925	5,120	34
Detached	\$1,400,000	859 S York Street	4	4	2,540	2,960	3,182	\$551.18	2	1895	6,250	3
Detached	\$1,997,000	1093 S York Street	4	5	3,519	5,209	5,325	\$567.49	2	2015	6,300	72
Detached	\$2,399,000	921 S Vine Street	6	6	3,749	5,562	5,562	\$639.90	2	2018	6,300	21
TOTAL UNDER CONTRACT = 36												

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	\$380,000	14 E Bayaud Avenue	1	1	814	814	1,054	\$466.83	0	1901	993	15
Detached	\$540,000	985 S Emerson Street	2	3	1,231	1,231	1,583	\$438.67	1	1914	4,760	18
Attached	\$549,000	1052 S Washington Street	2	2	1,018	1,018	1,373	\$539.29	1	1908		27
Detached	\$570,000	743 S Clarkson Street	1	2	893	893	1,345	\$638.30	2	1907	5,000	26
Detached	\$599,900	1194 S Washington Street	2	3	1,358	1,358	1,670	\$441.75	2	1910	4,640	42
Detached	\$635,000	427 S Grant Street	2	3	1,462	1,462	1,828	\$434.34	2	1905	4,460	13
Detached	\$649,000	1266 S Emerson Street	2	3	890	1,790	1,790	\$729.21	3	1926	6,230	7
Detached	\$675,000	124 S Emerson Street	2	3	1,515	1,655	2,214	\$445.54	3	1900	4,750	35
Detached	\$750,000	732 S Gilpin Street	1	3	1,128	1,618	2,256	\$664.89	1	1922	4,690	62
Detached	\$760,000	880 S Sherman Street	4	3	1,559	2,260	2,309	\$487.49	1	1890	4,160	71
Detached	\$775,000	936 S Pennsylvania Street	2	4	1,870	2,480	2,546	\$414.44	2	1902	4,167	42
Detached	\$779,900	1290 S High Street	2	4	1,260	2,520	2,520	\$618.97	2	1920	6,300	33
Detached	\$785,000	523 S Race Street	2	2	1,663	1,663	1,928	\$472.04	1	1903	4,680	27
Detached	\$795,000	280-282 S Franklin Street	2	3	935	1,850	1,870	\$850.27	2	1943	6,710	68
Detached	\$795,000	310 S Race Street	2	3	1,384	2,768	2,768	\$574.42	2	1930	6,240	121
Detached	\$799,900	960 S Gaylord Street	2	3	1,213	2,341	2,341	\$659.44	2	1916	4,720	7
Detached	\$803,000	538 S Clarkson Street	3	4	1,507	2,320	2,320	\$532.85	1	1925	4,760	313
Attached	\$824,900	749 S Emerson Street	4	4	1,975	2,733	2,958	\$417.67	2	2006	3,175	77
Attached	\$835,000	557 S Clarkson Street	4	4	2,117	3,094	3,257	\$394.43	2	2003	3,310	8
Detached	\$890,000	409 S Emerson Street	2	4	2,316	2,754	3,442	\$384.28	2	1910	4,760	141
Attached	\$899,000	785 S Washington Street	4	4	2,379	3,329	3,435	\$377.89	2	2003	3,125	44
Attached	\$995,000	37 S Ogden Street	4	4	2,298	2,988	3,024	\$432.99	2	2008		15
Attached	\$995,000	775 S Corona Street	4	4	1,898	2,992	2,992	\$524.24	2	2007	3,170	99
Detached	\$1,050,000	1510 S Humboldt Street	4	5	2,800	4,093	4,237	\$375.00	2	2008	6,297	188
Detached	\$1,095,000	1360 S Gaylord Street	4	4	1,993	2,735	2,843	\$549.42	2	1909	6,300	7
Detached	\$1,095,000	684 S Williams Street	3	4	1,589	2,850	2,950	\$689.11	2	1921	4,680	76
Detached	\$1,150,000	1360 S York Street	4	5	2,213	2,863	3,146	\$519.66	1	1922	6,300	79
Detached	\$1,150,000	286 S Gilpin Street	4	5	2,994	3,910	4,140	\$384.10	3	1906	6,240	84
Detached	\$1,250,000	547 S Corona Street	3	4	2,162	3,122	3,178	\$578.17	2	1924	6,350	14
Detached	\$1,299,900	1500 S Race Street	4	5	3,784	3,784	3,784	\$343.53	2	2001	9,282	140
Detached	\$1,565,000	526 S York Street	4	4	2,742	3,721	4,040	\$570.75	2	1928	6,240	15
Detached	\$1,625,000	1101 S York Street	4	4	3,252	3,252	4,266	\$499.69	2	1911	6,300	28
Detached	\$1,650,000	1040 S York Street	5	5	3,573	5,137	5,345	\$461.80	2	2003	6,300	106
Detached	\$1,925,000	385 S Franklin Street	5	5	3,013	4,500	4,550	\$638.90	2	2018	4,760	30
Detached	\$1,995,000	369 S High Street	5	5	3,280	4,858	4,941	\$608.23	2	2016	5,370	9
Detached	\$1,995,000	667 S Downing Street	4	4	2,653	3,577	3,673	\$751.98	2	1922	6,350	30
Detached	\$2,395,000	1530 E Cedar Avenue	6	5	3,385	5,107	5,198	\$707.53	2	2008	6,210	7

Detached	\$2,395,000	673 S Gaylord Street	5	6	3,325	4,925	5,050	\$720.30	2	2019	6,240	54
Detached	\$2,450,000	1142 S York Street	7	6	4,049	6,069	6,069	\$605.09	3	2018	6,300	28
Detached	\$2,595,000	792 S High Street	6	6	3,928	5,410	5,488	\$660.64	2	2018	5,370	63
Detached	\$4,415,000	1991 E Alameda Avenue 5	5	4	4,488	5,888	6,043	\$983.73	3	1984	20,400	215
Detached	\$6,725,000	2301 E Alameda Avenue	7	4	6,329	7,254	8,379	\$1,062.57	4	1932	56,997	17
TOTAL ACTIVE = 42												