

I THOUGHT THESE WOULD BE WORSE...

I keep reading these articles about how the real estate market has slowed down. I feel like it did around the first of July as it often does as we saw fewer showings and fewer offers but the decrease was not enough to significantly change the statistics. The amount of inventory is up by 5% and the number of sold and closed properties is actually up 24% from last year. However, we do see a decrease in the number of homes under contract.

It seems that the market is more "normal" now. For most of my career, normal meant homes in Washington Park that show well, have good locations and that are fairly priced sell pretty quickly. "Quickly" used to mean that they would go under contract with one offer within 30 days or there would be a price reduction after 30 days and then they would sell in 30 more. It seems we might be back to that.

The days on the market actually dropped this month. That tells me that the best homes are still selling pretty quickly.

The good news is that even with some of the articles in the press about a slowing market, Washington Park has not been dramatically effected. It is still a great place to sell a house and now, perhaps some buyers can actually find one to buy. It looks like 24% more buyers did just that in October.

Shelley Bridge

NUMBER OF ACTIVE LISTINGS:

43

↑ 2% FROM LAST MONTH | ↑ 5% FROM LAST YEAR

Number of UNDER CONTRACT Listings:

21

↓ 42% FROM LAST MONTH | ↓ 19% FROM LAST YEAR



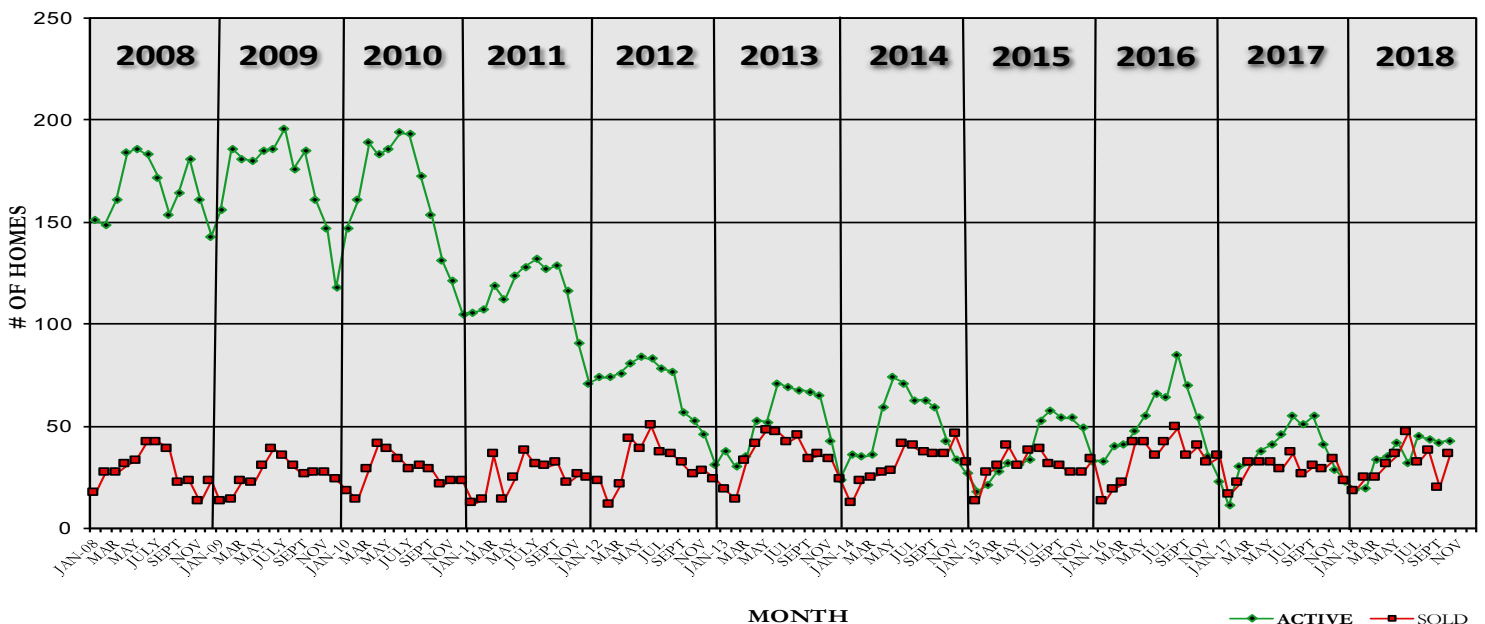
NUMBER OF SOLD PROPERTIES:

36

↑ 80% FROM LAST MONTH | ↑ 24% FROM LAST YEAR

AVERAGE DAYS ON MARKET : 25

↑ 19% FROM LAST MONTH | ↓ 31% FROM LAST YEAR



Based on information from REcolorado for the period of 10/1/2018 - 10/31/2018 as reported on 11/2/18, 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	\$249,900	14 S Logan Street B	1	1	695	695	695	\$345.32	0	1894		42	10/11/18	\$240,000
Attached	\$385,000	614 E Dakota Avenue	1	2	723	1,040	1,075	\$525.59	0	1900	1,176	15	10/12/18	\$380,000
Attached	\$385,000	739 S Emerson Street	1	1	688	1,168	1,376	\$545.06	1	1910		0	10/1/18	\$375,000
Attached	\$405,000	310 S Lincoln Street	2	2	1,453	1,453	1,715	\$270.13	0	1910	2,262	5	10/12/18	\$392,500
Attached	\$405,000	308 S Lincoln Street	2	3	1,441	1,441	1,703	\$272.38	0	1910	2,262	5	10/12/18	\$392,500
Detached	\$549,975	9 S Logan Street	2	2	1,374	1,374	1,651	\$400.27	0	1892	2,750	5	10/23/18	\$549,975
Detached	\$565,000	90 N Lincoln Street	2	3	1,347	1,697	1,823	\$423.90	2	1905	3,160	5	10/12/18	\$571,000
Detached	\$570,000	750 S Grant Street	2	2	960	1,210	1,464	\$609.38	1	1922	4,690	8	10/26/18	\$585,000
Detached	\$575,000	235 S Clarkson Street	1	3	1,218	1,218	1,614	\$472.09	1	1902	4,690	7	10/5/18	\$575,000
Detached	\$579,900	326 S Washington Street	2	3	1,288	1,288	1,538	\$450.31	2	1895	4,690	41	10/17/18	\$580,000
Detached	\$600,000	712 S Logan Street	2	3	1,450	1,450	1,941	\$413.79	2	1910	4,350	2	10/22/18	\$600,000
Detached	\$600,000	772 S Grant Street	2	3	1,240	1,240	1,324	\$477.82	2	1893	3,120	47	10/30/18	\$592,500
Detached	\$628,500	780 S Logan Street	2	3	1,449	1,449	2,049	\$426.26	2	1904	4,610	11	10/19/18	\$617,650
Detached	\$629,900	668 S Logan Street	2	3	1,536	1,536	1,878	\$395.51	1	1900	4,670	19	10/4/18	\$607,500
Detached	\$699,000	744 S Grant Street	2	4	901	1,802	1,802	\$793.56	1	1926	4,690	5	10/17/18	\$715,000
Detached	\$725,000	544 S Clarkson Street	2	3	1,000	1,900	2,000	\$720.00	2	1925	4,760	7	10/12/18	\$720,000
Detached	\$750,000	566 S York Street	2	4	1,353	1,696	2,633	\$539.54	2	1928	6,240	6	10/19/18	\$730,000
Detached	\$770,000	619 S High Street	2	3	1,246	2,051	2,396	\$609.95	2	1927	4,680	5	10/10/18	\$760,000
Detached	\$779,900	781 S Pearl Street	2	3	2,129	2,129	2,548	\$366.32	1	1903	6,250	6	10/17/18	\$779,900
Detached	\$800,000	323 S Race Street	2	3	1,178	2,238	2,356	\$668.93	1	1923	5,740	147	10/15/18	\$788,000
Detached	\$850,000	1510 S Gaylord Street	4	4	1,106	2,064	2,170	\$765.82	3	1957	6,250	8	10/19/18	\$847,000
Detached	\$850,000	777 S Ogden Street	3	5	1,283	2,456	2,566	\$648.51	0	1924	4,690	4	10/25/18	\$832,032
Detached	\$850,000	788 S Williams Street	2	4	1,928	2,198	3,277	\$427.90	2	1914	5,000	3	10/5/18	\$825,000
Detached	\$875,000	1221 S High Street	2	3	1,339	2,246	2,347	\$653.47	1	1910	6,300	4	10/18/18	\$875,000
Attached	\$959,000	441 S Humboldt Street	4	3	2,723	3,936	4,000	\$345.21	2	2000	3,910	151	10/12/18	\$940,000
Detached	\$1,149,000	158 S Humboldt Street	3	4	2,394	3,392	3,392	\$469.92	2	1915	6,230	61	10/5/18	\$1,125,000
Detached	\$1,150,000	965 S High Street	4	4	2,326	3,570	3,570	\$483.66	2	1917	4,720	161	10/11/18	\$1,125,000
Detached	\$1,175,000	689 S Gilpin Street	4	6	2,474	3,626	3,626	\$456.75	2	1921	5,227	11	10/8/18	\$1,130,000
Detached	\$1,179,000	1070 S Emerson Street	4	5	2,173	3,100	3,239	\$536.13	2	2011	4,750	24	10/10/18	\$1,165,000
Detached	\$1,199,995	750 S York Street	4	5	2,350	3,084	3,399	\$503.83	2	1940	6,250	2	10/31/18	\$1,183,995
Detached	\$1,232,000	905 S Gaylord Street	4	6	2,247	3,270	3,270	\$553.85	3	1912	6,800	2	10/15/18	\$1,244,500
Detached	\$1,299,900	759 S Race Street	4	5	2,498	814	3,410	\$500.40	2	1925	5,120	34	10/12/18	\$1,250,000
Detached	\$1,400,000	859 S York Street	4	4	2,540	2,960	3,182	\$551.18	2	1895	6,250	3	10/25/18	\$1,400,000
Detached	\$2,000,000	610 S Race Street	4	4	2,767	4,037	4,137	\$722.80	2	2018	4,720	0	10/4/18	\$2,000,000
Detached	\$2,250,000	528 S Corona Street	6	6	3,223	4,517	4,633	\$651.57	2	1925	6,350	18	10/5/18	\$2,100,000
Detached	\$2,399,000	921 S Vine Street	6	6	3,749	5,562	5,562	\$620.17	2	2018	6,300	21	10/22/18	\$2,325,000
TOTAL SOLD = 36 AVERAGE DAYS ON MARKET = 25														

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												
Detached	\$350,000	150 S Logan Street	1	4	1,313	1,313	1,363	\$266.57	2	1890	3,125	6
Attached	\$389,000	704 S Grant Street	1	2	715	715	931	\$544.06	0	1901	1,680	17
Attached	\$425,000	67 S Pennsylvania Street	2	2	1,038	1,288	1,350	\$409.44	0	1904		3
Detached	\$489,000	520 E Dakota Avenue	3	3	1,312	1,312	1,640	\$372.71	0	1904	2,700	84
Attached	\$525,000	394 S Washington Street	2	3	957	1,651	1,774	\$548.59	1	1922	3,000	5
Detached	\$530,000	985 S Emerson Street	2	3	1,231	1,231	1,583	\$430.54	1	1914	4,760	37
Attached	\$549,000	1052 S Washington Street	2	2	1,018	1,018	1,373	\$539.29	1	1908		48
Detached	\$585,000	777 S Sherman Street	3	2	876	1,716	2,062	\$667.81	3	1926	4,690	-7
Detached	\$598,900	1194 S Washington Street	2	3	1,358	1,358	1,670	\$441.02	2	1910	4,640	63
Detached	\$738,000	616 S Gaylord Street	2	3	1,148	2,160	2,239	\$642.86	2	1936	6,240	3
Detached	\$749,000	357 S Downing Street	3	4	1,750	2,500	2,625	\$428.00	2	1908	4,760	1
Detached	\$750,000	732 S Gilpin Street	1	3	1,128	1,618	2,256	\$664.89	1	1922	4,690	88
Detached	\$779,000	523 S Race Street	2	2	1,663	1,663	1,928	\$468.43	1	1903	4,680	47
Detached	\$789,000	704 S Gaylord Street	3	3	1,059	1,556	1,713	\$745.04	2	1941	4,690	4
Attached	\$824,900	749 S Emerson Street	4	4	1,975	2,733	2,958	\$417.67	2	2006	3,175	84
Attached	\$995,000	1077-1087 S Downing Street	5	5	2,785	3,830	4,178	\$357.27	4	1970	7,130	8
Attached	\$995,000	775 S Corona Street	4	4	1,898	2,992	2,992	\$524.24	2	2007	3,170	122
Detached	\$1,495,000	574 S Williams Street	4	4	2,288	3,410	3,435	\$653.41	2	1925	3,871	3
Detached	\$1,995,000	964 S High Street	4	5	2,479	3,725	3,826	\$804.76	3	2012	6,300	7
Detached	\$1,995,000	1685 E Cedar Avenue	5	3	2,750	4,357	4,493	\$725.45	2	1982	4,350	47
Detached	\$2,395,000	1530 E Cedar Avenue	6	5	3,385	5,107	5,198	\$707.53	2	2008	6,210	19
TOTAL UNDER CONTRACT = 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
ACTIVE												
Attached	\$320,000	207 E Exposition Avenue	1	1	499	643	643	\$641.28	0	1908	648	8
Detached	\$359,000	523 S Pennsylvania Street	1	1	838	838	838	\$428.40	0	1903	1,277	22
Attached	\$380,000	14 E Bayaud Avenue	1	1	814	814	1,054	\$466.83	0	1901	993	44
Attached	\$508,900	125 E Maple Avenue	2	2	791	1,399	1,432	\$643.36	1	1924	2,149	17
Detached	\$508,900	125 E Maple Avenue	2	2	791	1,399	1,432	\$643.36	1	1924	2,149	17
Detached	\$559,000	743 S Clarkson Street	1	2	893	893	1,345	\$625.98	2	1907	5,000	55
Detached	\$574,000	110 S Ogden Street	2	4	1,664	1,664	2,010	\$344.95	1	1905	4,760	30
Detached	\$699,000	1036 S Pearl Street	2	3	1,643	1,643	1,993	\$425.44	3	1900	4,690	66
Detached	\$739,000	280 S Marion Parkway	2	4	1,024	2,048	2,048	\$721.68	0	1954	4,680	8
Detached	\$745,000	880 S Sherman Street	4	3	1,559	2,260	2,309	\$477.87	1	1890	4,160	100
Detached	\$750,000	685 S Logan Street	3	5	2,131	3,266	3,323	\$351.95	1	1906	6,250	2
Detached	\$750,000	310 S Race Street	2	3	1,384	2,768	2,768	\$541.91	2	1930	6,240	13
Detached	\$760,000	936 S Pennsylvania Street	2	4	1,870	2,480	2,546	\$406.42	2	1902	4,167	71
Detached	\$779,900	1290 S High Street	2	4	1,260	2,520	2,520	\$618.97	2	1920	6,300	62
Detached	\$800,000	909 S Clarkson Street	2	3	2,073	2,073	2,229	\$385.91	2	1901	6,080	11
Detached	\$803,000	538 S Clarkson Street	3	4	1,507	2,320	2,320	\$532.85	1	1925	4,760	342
Attached	\$835,000	557 S Clarkson Street	4	4	2,117	3,094	3,257	\$394.43	2	2003	3,310	37
Detached	\$875,000	1125 E Virginia Avenue	2	4	1,070	2,408	2,408	\$817.76	2	1929	6,350	11
Detached	\$889,891	409 S Emerson Street	2	4	2,316	2,754	3,442	\$384.24	2	1910	4,760	18
Detached	\$899,900	538 S Washington Street	3	4	1,866	2,434	2,434	\$482.26	1	1909	4,170	15
Attached	\$920,000	727 S Clarkson Street	4	3	1,997	2,897	3,002	\$460.69	2	2006	3,680	8
Attached	\$995,000	37 S Ogden Street	4	4	2,298	2,988	3,024	\$432.99	2	2008		44
Detached	\$1,035,000	684 S Williams Street	3	4	1,589	2,850	2,950	\$651.35	2	1921	4,680	105
Detached	\$1,050,000	1510 S Humboldt Street	4	5	2,800	4,093	4,237	\$375.00	2	2008	6,297	217
Detached	\$1,099,000	161 S Humboldt Street	3	4	2,005	3,040	3,094	\$548.13	2	1925	4,670	25
Detached	\$1,125,000	286 S Gilpin Street	4	5	2,994	3,910	4,140	\$375.75	3	1906	6,240	113
Detached	\$1,150,000	1253 S High Street	3	4	2,024	3,118	3,346	\$568.18	1	1917	6,300	46
Detached	\$1,199,000	547 S Corona Street	3	4	2,162	3,122	3,178	\$554.58	2	1924	6,350	43
Detached	\$1,199,900	1500 S Race Street	4	5	3,784	3,784	3,784	\$317.10	2	2001	9,282	169
Detached	\$1,275,000	1427 S Lafayette Street	4	5	1,709	3,020	3,020	\$746.05	2	1924	5,990	15
Detached	\$1,300,000	492 S Pennsylvania Street	5	5	2,648	3,496	3,496	\$490.94	2	1925	4,690	2
Detached	\$1,329,000	826 S High Street	4	4	2,563	3,700	3,700	\$518.53	2	1922	4,690	6
Detached	\$1,625,000	1101 S York Street	4	4	3,252	3,252	4,266	\$499.69	2	1911	6,300	57
Detached	\$1,650,000	1040 S York Street	5	5	3,573	5,137	5,345	\$461.80	2	2003	6,300	135
Detached	\$1,750,000	205 S Lafayette Street	6	5	3,006	4,184	4,271	\$582.17	2	2018	4,160	14

Detached	\$1,895,000	369 S High Street	5	5	3,280	4,858	4,941	\$577.74	2	2016	5,370	38
Detached	\$1,925,000	385 S Franklin Street	5	5	3,013	4,500	4,550	\$638.90	2	2018	4,760	59
Detached	\$1,995,000	667 S Downing Street	4	4	2,653	3,577	3,673	\$751.98	2	1922	6,350	59
Detached	\$2,395,000	673 S Gaylord Street	5	6	3,325	4,925	5,050	\$720.30	2	2019	6,240	83
Detached	\$2,395,000	792 S High Street	6	6	3,928	5,410	5,488	\$609.73	2	2018	5,370	92
Detached	\$2,450,000	1142 S York Street	7	6	4,049	6,069	6,069	\$605.09	3	2018	6,300	57
Detached	\$4,415,000	1991 E Alameda Avenue 5	5	4	4,488	5,888	6,043	\$983.73	3	1984	20,400	244
Detached	\$6,725,000	2301 E Alameda Avenue	7	4	6,329	7,254	8,379	\$1,062.57	4	1932	56,997	46
TOTAL ACTIVE = 43												