

This month's stats point to a more clear indication that the market has slowed down than the October ones did. With sales down, under contracts down, listing inventory up and the average days on market up, all numbers are pointing to a slow down.

**MAYBE THIS IS A TREND???**

Now the question is, whether this is seasonal or more of a trend. In my opinion, one month does not make a trend. If it hasn't picked up by February, like it usually does, then we will have ourselves a trend.

*Shelley Bridge*

**NUMBER OF ACTIVE LISTINGS:**

# 37

↓14% FROM LAST MONTH | ↑28% FROM LAST YEAR

**Number of UNDER CONTRACT Listings:**

# 19

↓10% FROM LAST MONTH | ↓42% FROM LAST YEAR



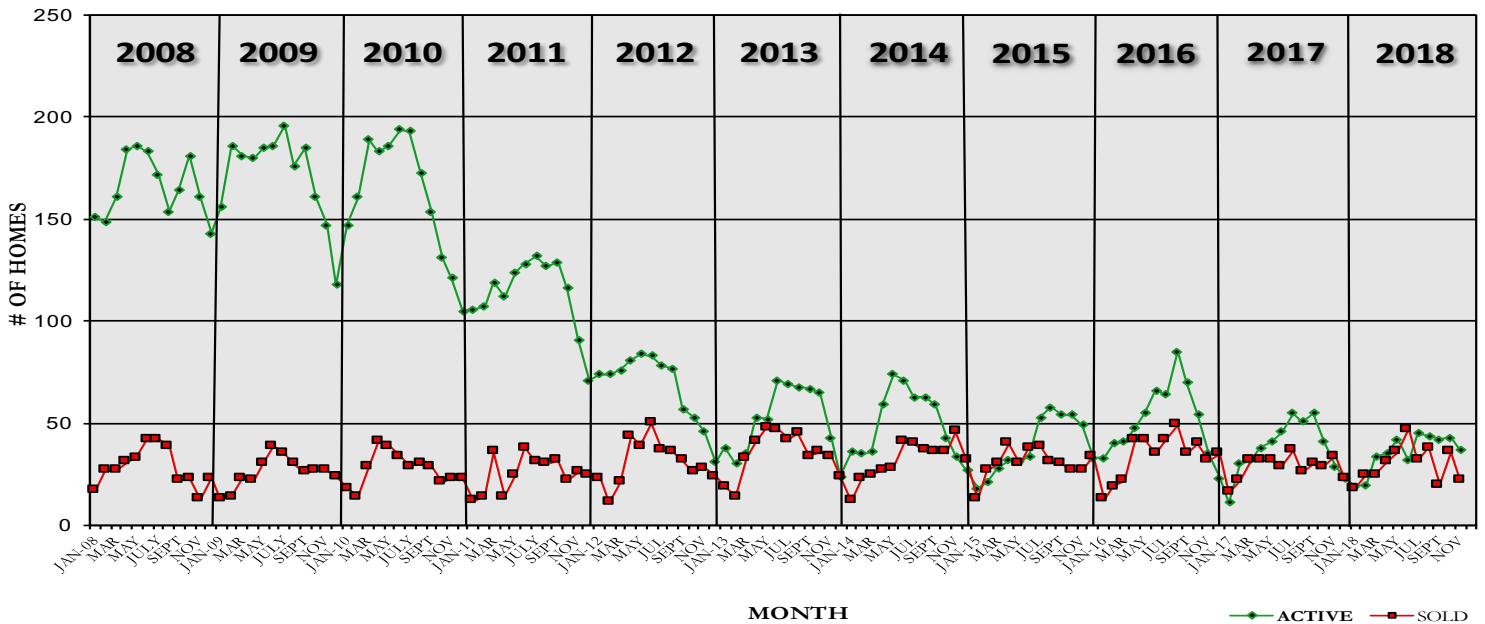
**NUMBER OF SOLD PROPERTIES:**

# 22

↓39% FROM LAST MONTH | ↓35% FROM LAST YEAR

**AVERAGE DAYS ON MARKET : 36**

↑44% FROM LAST MONTH | ↑13% FROM LAST YEAR



Based on information from REcolorado for the period of 11/1/2018 - 11/30/2018 as reported on 12/3/18, 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
<b>SOLD</b>														
Detached	\$335,000	150 S Logan Street	1	4	1,313	1,313	1,363	\$224.68	2	1890	3,125	13	11/29/18	\$295,000
Attached	\$425,000	67 S Pennsylvania Street	2	2	1,038	1,288	1,350	\$402.86	0	1904		3	11/27/18	\$418,164
Detached	\$419,900	86 N Lincoln Street	2	4	1,420	1,420	1,857	\$298.40	2	1905	3,460	140	11/2/18	\$423,734
Detached	\$489,000	520 E Dakota Avenue	3	3	1,312	1,312	1,640	\$362.04	0	1904	2,700	84	11/7/18	\$475,000
Detached	\$559,000	743 S Clarkson Street	1	2	893	893	1,345	\$543.11	2	1907	5,000	59	11/16/18	\$485,000
Detached	\$525,000	653 S Washington Street	1	2	862	862	1,173	\$597.45	1	1909	4,170	24	11/5/18	\$515,000
Detached	\$530,000	985 S Emerson Street	2	3	1,231	1,231	1,583	\$422.42	1	1914	4,760	37	11/21/18	\$520,000
Attached	\$549,000	1052 S Washington Street	2	2	1,018	1,018	1,373	\$515.72	1	1908		48	11/26/18	\$525,000
Detached	\$585,000	777 S Sherman Street	3	2	876	1,716	2,062	\$673.52	3	1926	4,690	17	11/16/18	\$590,000
Detached	\$598,900	1194 S Washington Street	2	3	1,358	1,358	1,670	\$434.46	2	1910	4,640	63	11/27/18	\$590,000
Detached	\$779,000	523 S Race Street	2	2	1,663	1,663	1,928	\$449.19	1	1903	4,680	47	11/30/18	\$747,000
Detached	\$749,000	357 S Downing Street	3	4	1,750	2,500	2,625	\$428.00	2	1908	4,760	1	11/28/18	\$749,000
Detached	\$789,000	704 S Gaylord Street	3	3	1,059	1,556	1,713	\$745.04	2	1941	4,690	4	11/30/18	\$789,000
Attached	\$824,900	749 S Emerson Street	4	4	1,975	2,733	2,958	\$404.05	2	2006	3,175	84	11/16/18	\$798,000
Detached	\$738,000	616 S Gaylord Street	2	3	1,148	2,160	2,239	\$701.22	2	1936	6,240	3	11/16/18	\$805,000
Detached	\$775,000	1181 S Vine Street	2	2	1,305	2,349	2,610	\$708.81	2	1920	6,300	7	11/26/18	\$925,000
Attached	\$995,000	1077-1087 S Downing Street	5	5	2,785	3,830	4,178	\$353.68	4	1970	7,130	8	11/30/18	\$985,000
Detached	\$1,495,000	574 S Williams Street	4	4	2,288	3,410	3,435	\$670.89	2	1925	3,871	3	11/30/18	\$1,535,000
Detached	\$1,995,000	1685 E Cedar Avenue	5	3	2,750	4,357	4,493	\$654.55	2	1982	4,350	47	11/9/18	\$1,800,000
Detached	\$1,997,000	1093 S York Street	4	5	3,519	5,209	5,325	\$525.72	2	2015	6,300	72	11/5/18	\$1,850,000
Detached	\$2,395,000	1530 E Cedar Avenue	6	5	3,385	5,107	5,198	\$694.24	2	2008	6,210	19	11/27/18	\$2,350,000
Detached	\$2,730,310	781 S High Street	5	4	3,330	4,833	5,671	\$819.91	2	2018	6,250	0	11/30/18	\$2,730,310
<b>TOTAL SOLD = 22 AVERAGE DAYS ON MARKET = 36</b>														

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
<b>UNDER CONTRACT</b>												
Attached	\$320,000	207 E Exposition Avenue	1	1	499	643	643	\$641.28	0	1908	648	35
Detached	\$449,000	630 S Logan Street	1	3	1,315	1,315	1,790	\$341.44	1	1905	4,670	7
Detached	\$499,900	1179 S University Boulevard	2	5	1,976	1,976	2,888	\$252.99	2	1907	6,500	7
Detached	\$574,000	110 S Ogden Street	2	4	1,664	1,664	2,010	\$344.95	1	1905	4,760	33
Detached	\$699,000	280 S Franklin Street	2	3	935	1,823	1,870	\$747.59	2	1943	6,710	11
Detached	\$749,900	1290 S High Street	2	4	1,260	2,520	2,520	\$595.16	2	1920	6,300	72
Detached	\$750,000	310 S Race Street	2	3	1,384	2,768	2,768	\$541.91	2	1930	6,240	40
Attached	\$830,000	785 S Washington Street	4	4	2,379	3,329	3,435	\$348.89	2	2003	3,125	72
Attached	\$835,000	557 S Clarkson Street	4	4	2,117	3,094	3,257	\$394.43	2	2003	3,310	53
Detached	\$879,000	1240 S Clarkson Street	5	3	2,757	3,345	3,410	\$318.82	2	2017	4,313	47
Detached	\$1,045,000	1360 S Gaylord Street	4	4	1,993	2,735	2,843	\$524.34	2	1909	6,300	35
Detached	\$1,249,000	777 S Downing Street	3	5	2,701	3,762	3,762	\$462.42	2	1911	4,760	21
Detached	\$1,275,000	492 S Pennsylvania Street	5	5	2,648	3,496	3,496	\$481.50	2	1925	4,690	26
Detached	\$1,329,000	826 S High Street	4	4	2,563	3,700	3,700	\$518.53	2	1922	4,690	11
Attached	\$1,425,000	350 S Franklin Street	5	4	2,646	3,605	3,666	\$538.55	2	2018	4,424	2
Attached	\$1,475,000	354 S Franklin Street	5	4	2,855	3,770	3,875	\$516.64	2	2018	4,424	0
Detached	\$1,895,000	369 S High Street	5	5	3,280	4,858	4,941	\$577.74	2	2016	5,370	63
Detached	\$2,349,000	1268 S York Street	5	6	3,952	5,639	5,739	\$594.38	2	2018	6,300	22
Detached	\$2,395,000	792 S High Street	6	6	3,928	5,410	5,488	\$609.73	2	2018	5,370	110
<b>TOTAL UNDER CONTACT = 19</b>												

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
<b>ACTIVE</b>												
Detached	\$354,000	523 S Pennsylvania Street	1	1	838	838	838	\$422.43	0	1903	1,277	53
Attached	\$369,900	14 E Bayaud Avenue	1	1	814	814	1,054	\$454.42	0	1901	993	75
Attached	\$375,000	258 S Sherman Street	1	1	808	808	958	\$464.11	1	1909		25
Attached	\$498,900	125 E Maple Avenue	2	2	791	1,399	1,432	\$630.72	1	1924	2,149	48
Detached	\$498,900	125 E Maple Avenue	2	2	791	1,399	1,432	\$630.72	1	1924	2,149	48
Detached	\$585,000	1266 S Emerson Street	2	3	890	1,780	1,780	\$657.30	3	1926	6,230	26
Detached	\$605,000	1440 S Marion Street	2	4	1,199	1,800	2,398	\$504.59	2	1956	6,250	12
Detached	\$615,000	300 S Corona Street	1	4	1,196	2,330	2,330	\$514.21	2	1909	4,760	25
Detached	\$699,000	1036 S Pearl Street	2	3	1,643	1,643	1,993	\$425.44	3	1900	4,690	97
Detached	\$725,000	685 S Logan Street	3	5	2,131	3,266	3,323	\$340.22	1	1906	6,250	33
Detached	\$760,000	936 S Pennsylvania Street	2	4	1,870	2,480	2,546	\$406.42	2	1902	4,167	102
Detached	\$803,000	538 S Clarkson Street	3	4	1,507	2,320	2,320	\$532.85	1	1925	4,760	373
Detached	\$849,900	538 S Washington Street	3	4	1,866	2,434	2,434	\$455.47	1	1909	4,170	46
Detached	\$869,900	409 S Emerson Street	2	4	2,316	2,754	3,442	\$375.60	2	1910	4,760	49
Detached	\$875,000	1125 E Virginia Avenue	2	4	1,070	2,408	2,408	\$817.76	2	1929	6,350	42
Detached	\$889,900	804 S Emerson Street	3	4	1,946	1,946	2,112	\$457.30	2	1891	4,770	22
Attached	\$899,000	727 S Clarkson Street	4	3	1,997	2,897	3,002	\$450.18	2	2006	3,680	39
Attached	\$949,000	37 S Ogden Street	4	4	2,298	2,988	3,024	\$412.97	2	2008		75
Detached	\$1,000,000	161 S Humboldt Street	3	4	2,005	3,040	3,094	\$498.75	2	1925	4,670	56
Detached	\$1,035,000	684 S Williams Street	3	4	1,589	2,850	2,950	\$651.35	2	1921	4,680	136
Attached	\$1,099,000	468 S Franklin Street	5	4	2,488	3,453	3,504	\$441.72	2	2005	3,375	17
Detached	\$1,119,900	1253 S High Street	3	4	2,024	3,118	3,346	\$553.31	1	1917	6,300	77
Detached	\$1,125,000	286 S Gilpin Street	4	5	2,994	3,910	4,140	\$375.75	3	1906	6,240	144
Detached	\$1,199,000	547 S Corona Street	3	4	2,162	3,122	3,178	\$554.58	2	1924	6,350	74
Detached	\$1,199,900	1500 S Race Street	4	5	3,784	3,784	3,784	\$317.10	2	2001	9,282	200
Detached	\$1,200,000	1427 S Lafayette Street	4	5	1,709	3,020	3,020	\$702.17	2	1924	5,990	46
Detached	\$1,625,000	1101 S York Street	4	4	3,252	3,252	4,266	\$499.69	2	1911	6,300	88
Detached	\$1,650,000	1141 S Vine Street	6	5	3,496	4,232	4,618	\$471.97	3	1914	6,300	17
Detached	\$1,650,000	1040 S York Street	5	5	3,573	5,137	5,345	\$461.80	2	2003	6,300	166
Detached	\$1,695,000	205 S Lafayette Street	6	5	3,006	4,184	4,271	\$563.87	2	2018	4,160	45
Detached	\$1,799,900	880 S High Street	5	4	2,712	3,854	3,854	\$663.68	2	1922	4,690	31
Detached	\$1,925,000	385 S Franklin Street	5	5	3,013	4,500	4,550	\$638.90	2	2018	4,760	90
Detached	\$2,095,000	501 S Race Street	6	6	3,332	4,695	4,814	\$628.75	2	2018	4,686	19
Detached	\$2,395,000	673 S Gaylord Street	5	6	3,325	4,925	5,050	\$720.30	2	2019	6,240	114
Detached	\$2,450,000	1142 S York Street	7	6	4,049	6,069	6,069	\$605.09	3	2018	6,300	88
Detached	\$4,250,000	610 S Franklin Street	5	5	3,492	5,238	5,238	\$1,217.07	2	2015	6,740	31
Detached	\$6,725,000	2301 E Alameda Avenue	7	4	6,329	7,254	8,379	\$1,062.57	4	1932	56,997	77
<b>TOTAL ACTIVE = 37</b>												