

THE STATS ARE CATCHING UP WITH THE NEWS

These stats show the increase in inventory we have heard about in the news. I have seen various reports that it is up metro wide between 20 and 25%. In Wash Park in December, it was up 13% from last year. The numbers of under contracts and sold are also down significantly from last year.

We still are only showing a two and a half months worth of inventory. The National Association of Realtors calls a 6 month supply of homes the tipping point when it changes to a buyer's market. We aren't there yet. However, sellers are not seeing so many offers and bidding wars. It will be very interesting to see what the Spring market brings.

*Shelley Bridge*

NUMBER OF  
**ACTIVE LISTINGS:**

**26**

↓ 30%  
FROM  
LAST  
MONTH

↑ 13%  
FROM  
LAST  
YEAR

Number of  
**UNDER CONTRACT**  
Listings:

**9**

↓ 53%  
FROM  
LAST  
MONTH

↓ 10%  
FROM  
LAST  
YEAR



NUMBER OF  
**SOLD**  
PROPERTIES:

**11**

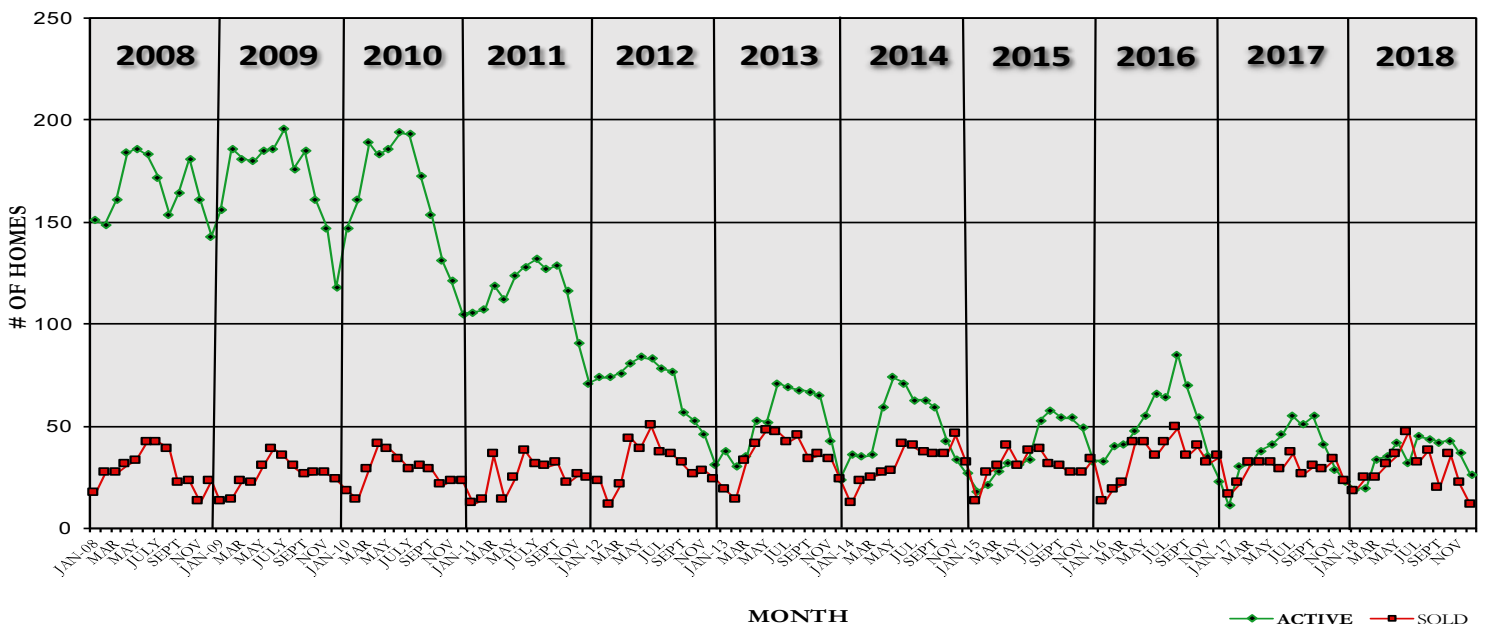
↓ 50%  
FROM  
LAST  
MONTH

↓ 52%  
FROM  
LAST  
YEAR

AVERAGE  
DAYS ON  
MARKET : **30**

↓ 17%  
FROM  
LAST  
MONTH

↑ 20%  
FROM  
LAST  
YEAR



Based on information from REcolorado for the period of 12/1/2018 - 12/31/2018 as reported on 1/9/19, 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	\$2,395,000	792 S High Street	6	6	3,928	5,410	5,488	\$579.18	2	2018	5,370	110	12/7/18	\$2,275,000
Detached	\$1,995,000	964 S High Street	4	5	2,479	3,725	3,826	\$806.78	3	2012	6,300	7	12/17/18	\$2,000,000
Attached	\$1,475,000	354 S Franklin Street	5	4	2,855	3,770	3,875	\$516.64	2	2018	4,424	0	12/13/18	\$1,475,000
Attached	\$1,425,000	350 S Franklin Street	5	4	2,646	3,605	3,666	\$538.55	2	2018	4,424	2	12/14/18	\$1,425,000
Detached	\$1,329,000	826 S High Street	4	4	2,563	3,700	3,700	\$522.82	2	1922	4,690	11	12/28/18	\$1,340,000
Attached	\$830,000	785 S Washington Street	4	4	2,379	3,329	3,435	\$344.68	2	2003	3,125	72	12/4/18	\$820,000
Detached	\$740,000	654 S Gilpin Street	2	3	1,175	2,038	2,350	\$668.09	1	1919	4,680	3	12/21/18	\$785,000
Detached	\$750,000	310 S Race Street	2	3	1,384	2,768	2,768	\$538.29	2	1930	6,240	40	12/27/18	\$745,000
Detached	\$749,900	1290 S High Street	2	4	1,260	2,520	2,520	\$581.75	2	1920	6,300	72	12/17/18	\$733,000
Detached	\$674,900	765 S Grant Street	2	3	1,903	1,903	2,330	\$357.33	2	1902	6,250	1	12/28/18	\$680,000
Detached	\$449,000	630 S Logan Street	1	3	1,315	1,315	1,790	\$325.95	1	1905	4,670	7	12/14/18	\$428,627
<b>TOTAL SOLD = 11      AVERAGE DAYS ON MARKET = 30</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>												
Detached	\$1,650,000	1040 S York Street	5	5	3,573	5,137	5,345	\$461.80	2	2003	6,300	177
Attached	\$999,999	468 S Franklin Street	5	4	2,488	3,453	3,504	\$401.93	2	2005	3,375	24
Detached	\$803,000	538 S Clarkson Street	3	4	1,507	2,320	2,320	\$532.85	1	1925	4,760	384
Detached	\$625,000	726 S Grant Street	2	4	1,000	1,765	1,850	\$625.00	2	1927	4,690	3
Detached	\$615,000	300 S Corona Street	1	4	1,196	2,330	2,330	\$514.21	2	1909	4,760	29
Detached	\$605,000	1440 S Marion Street	2	4	1,199	1,800	2,398	\$504.59	2	1956	6,250	16
Detached	\$585,000	1266 S Emerson Street	2	3	890	1,780	1,780	\$657.30	3	1926	6,230	30
Attached	\$515,000	783 S Washington Street	2	2	881	1,184	1,286	\$584.56	2	1922	3,438	2
Attached	\$370,000	258 S Sherman Street	1	1	808	808	958	\$457.92	1	1909		39
<b>TOTAL UNDER CONTRACT = 9</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	\$6,725,000	2301 E Alameda Avenue	7	4	6,329	7,254	8,379	\$1,062.57	4	1932	56,997	114
Detached	\$4,250,000	610 S Franklin Street	5	5	3,492	5,238	5,238	\$1,217.07	2	2015	6,740	68
Detached	\$2,395,000	673 S Gaylord Street	5	6	3,325	4,925	5,050	\$720.30	2	2019	6,240	151
Detached	\$2,095,000	501 S Race Street	6	6	3,332	4,695	4,814	\$628.75	2	2018	4,686	56
Detached	\$1,924,970	385 S Franklin Street	5	5	3,013	4,500	4,550	\$638.89	2	2018	4,760	127
Detached	\$1,725,000	801 S Race Street	4	4	2,330	3,300	3,475	\$740.34	2	1926	5,480	36
Detached	\$1,724,900	880 S High Street	5	4	2,712	3,854	3,854	\$636.03	2	1922	4,690	68
Detached	\$1,695,000	205 S Lafayette Street	6	5	3,006	4,184	4,271	\$563.87	2	2018	4,160	82
Detached	\$1,650,000	1141 S Vine Street	6	5	3,496	4,232	4,618	\$471.97	3	1914	6,300	54
Detached	\$1,625,000	1101 S York Street	4	4	3,252	3,252	4,266	\$499.69	2	1911	6,300	125
Detached	\$1,150,000	1427 S Lafayette Street	4	5	1,709	3,020	3,020	\$672.91	2	1924	5,990	83
Detached	\$1,069,000	648 S Gaylord Street	4	3	2,358	3,308	3,371	\$453.35	2	1951	4,680	67
Detached	\$969,900	684 S Williams Street	3	4	1,589	2,850	2,950	\$610.38	2	1921	4,680	25
Attached	\$949,000	37 S Ogden Street	4	4	2,298	2,988	3,024	\$412.97	2	2008		112
Attached	\$899,000	727 S Clarkson Street	4	3	1,997	2,897	3,002	\$450.18	2	2006	3,680	76
Detached	\$889,900	804 S Emerson Street	3	4	1,946	1,946	2,112	\$457.30	2	1891	4,770	29
Detached	\$879,000	1240 S Clarkson Street	5	3	2,757	3,345	3,410	\$318.82	2	2017	4,313	76
Detached	\$875,000	623 S Williams Street	1	2	890	890	1,780	\$983.15	1	1925	4,680	34
Detached	\$849,900	538 S Washington Street	3	4	1,866	2,434	2,434	\$455.47	1	1909	4,170	83
Detached	\$824,900	409 S Emerson Street	2	4	2,316	2,754	3,442	\$356.17	2	1910	4,760	86
Detached	\$699,000	1036 S Pearl Street	2	3	1,643	1,643	1,993	\$425.44	3	1900	4,690	134
Detached	\$698,900	685 S Logan Street	3	5	2,131	3,266	3,323	\$327.97	1	1906	6,250	70
Detached	\$610,000	245 S Ogden Street	2	4	1,336	1,336	1,421	\$456.59	2	1885	4,760	12
Detached	\$559,900	1212 S Emerson Street	1	2	1,117	1,117	1,117	\$501.25	0	1896	1,940	35
Detached	\$535,000	1521 E Alameda Avenue	1	1	887	1,208	1,208	\$603.16	0	1905	3,610	26
Detached	\$489,900	125 E Maple Avenue	2	2	791	1,399	1,432	\$619.34	1	1924	2,149	85
<b>TOTAL ACTIVE = 26</b>												