

**INVENTORY PLEASE...**

Finally, we have a little more inventory. However, at 28 active listings and if we are selling 17 per month, that is still less than a 2 month supply. So, even though the number of sales is down 6% from a year ago and the inventory is up 47%, it remains a seller's market. Almost a third of those sales (5) were over \$1,000,000. There are 15 available in that range making it a 3 month supply. That is still a seller's market, even in the high end.

*Shelley Bridge*

NUMBER OF  
**ACTIVE LISTINGS:**

**28**

↑ **8%**  
FROM  
LAST  
MONTH

↑ **47%**  
FROM  
LAST  
YEAR

Number of  
**UNDER CONTRACT**  
Listings:

**20**

↑ **122%**  
FROM  
LAST  
MONTH

↓ **35%**  
FROM  
LAST  
YEAR



NUMBER OF  
**SOLD PROPERTIES:**

**17**

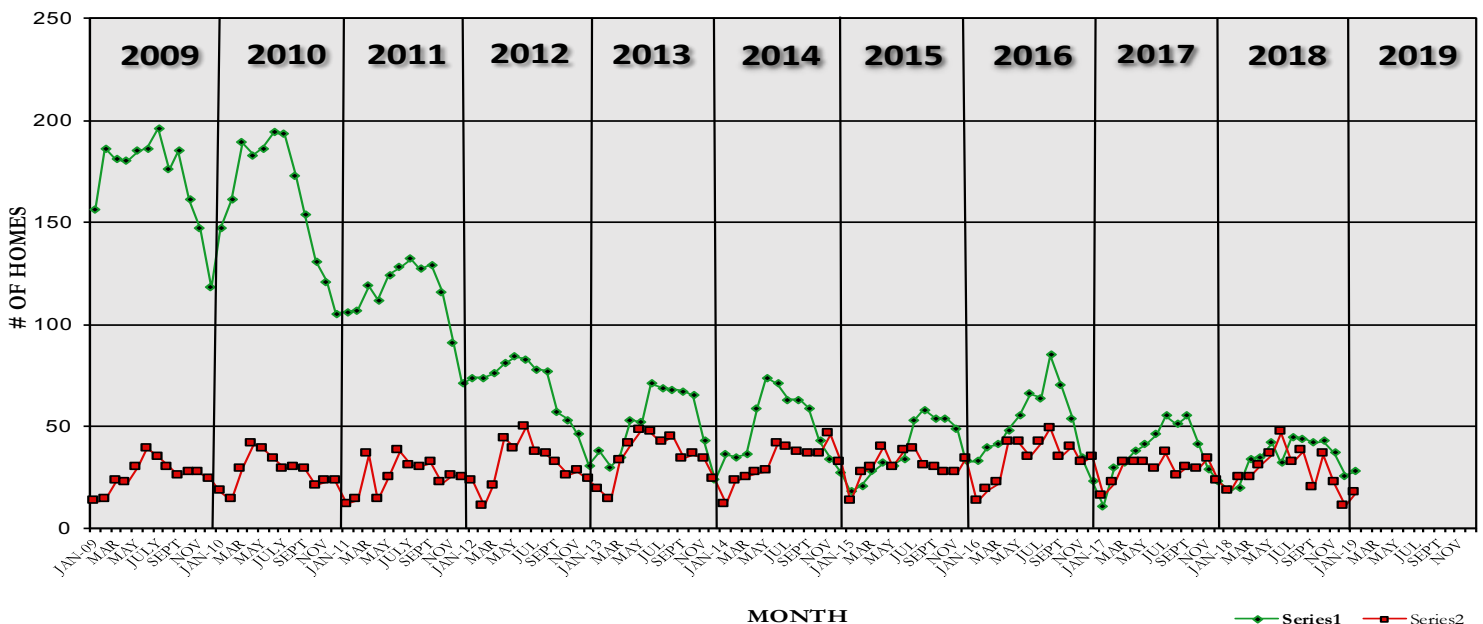
↑ **55%**  
FROM  
LAST  
MONTH

↓ **6%**  
FROM  
LAST  
YEAR

AVERAGE  
DAYS ON  
MARKET : **59**

↑ **97%**  
FROM  
LAST  
MONTH

↓ **6%**  
FROM  
LAST  
YEAR



Based on information from REcolorado for the period of 1/1/2019 - 1/31/2019 as reported on 2/1/19, 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>														
Attached	\$320,000	207 E Exposition Avenue	1	1	499	643	643	\$601.20	0	1908	648	35	1/2/19	\$300,000
Attached	\$370,000	258 S Sherman Street	1	1	808	808	958	\$445.54	1	1909		39	1/15/19	\$360,000
Attached	\$389,000	704 S Grant Street	1	2	715	715	931	\$537.55	0	1901	1,680	17	1/3/19	\$384,350
Detached	\$479,900	1179 S University Boulevard	2	5	1,976	1,976	2,888	\$231.53	2	1907	6,500	11	1/31/19	\$457,500
Attached	\$515,000	783 S Washington Street	2	2	881	1,184	1,286	\$602.72	2	1922	3,438	2	1/22/19	\$531,000
Detached	\$574,000	110 S Ogden Street	2	4	1,664	1,664	2,010	\$321.51	1	1905	4,760	33	1/4/19	\$535,000
Detached	\$585,000	1266 S Emerson Street	2	3	890	1,780	1,780	\$646.07	3	1926	6,230	30	1/10/19	\$575,000
Detached	\$625,000	726 S Grant Street	2	4	1,000	1,765	1,850	\$625.00	2	1927	4,690	3	1/10/19	\$625,000
Detached	\$720,000	1100 S Corona Street	1	2	884	1,768	1,768	\$814.48	1	1928	7,200	0	1/19/19	\$720,000
Detached	\$803,000	538 S Clarkson Street	3	4	1,507	2,320	2,320	\$524.22	1	1925	4,760	384	1/28/19	\$790,000
Attached	\$835,000	557 S Clarkson Street	4	4	2,117	3,094	3,257	\$384.98	2	2003	3,310	53	1/4/19	\$815,000
Attached	\$999,999	468 S Franklin Street	5	4	2,488	3,453	3,504	\$401.93	2	2005	3,375	24	1/29/19	\$999,999
Detached	\$1,000,000	161 S Humboldt Street	3	4	2,005	3,040	3,094	\$491.27	2	1925	4,670	66	1/4/19	\$985,000
Detached	\$1,249,000	777 S Downing Street	3	5	2,701	3,762	3,762	\$444.28	2	1911	4,760	21	1/9/19	\$1,200,000
Detached	\$1,275,000	492 S Pennsylvania Street	5	5	2,648	3,496	3,496	\$456.95	2	1925	4,690	26	1/7/19	\$1,210,000
Detached	\$1,650,000	1040 S York Street	5	5	3,573	5,137	5,345	\$447.80	2	2003	6,300	177	1/25/19	\$1,600,000
Detached	\$1,995,000	667 S Downing Street	4	4	2,653	3,577	3,673	\$697.32	2	1922	6,350	76	1/18/19	\$1,850,000
<b>TOTAL SOLD = 17    AVERAGE DAYS ON MARKET = 59</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	\$475,000	507 S Washington Street	1	2	720	720	940	\$659.72	3	1904	4,690	0
Detached	\$495,000	837 S Grant Street	1	2	1,360	0	1,778	\$363.97	1	1903	6,250	4
Detached	\$525,000	11 S Logan Street	2	2	1,284	1,284	1,591	\$408.88	1	1892	2,750	5
Attached	\$530,000	525 S Ogden Street	1	2	968	1,220	1,390	\$547.52	1	1923		6
Detached	\$550,000	133 S Emerson Street	2	3	1,636	1,636	1,904	\$336.19	2	1900	4,760	2
Detached	\$615,000	300 S Corona Street	1	4	1,196	2,330	2,330	\$514.21	2	1909	4,760	2
Detached	\$640,000	538 S Grant Street	2	2	1,214	1,217	1,637	\$527.18	2	1902	3,120	7
Detached	\$799,900	1265 S Gaylord Street	2	4	1,055	2,110	2,110	\$758.20	2	1925	6,300	4
Detached	\$824,900	409 S Emerson Street	2	4	2,316	2,754	3,442	\$356.17	2	1910	4,760	87
Detached	\$849,900	538 S Washington Street	3	4	1,866	2,434	2,434	\$455.47	1	1909	4,170	93
Detached	\$859,000	1240 S Clarkson Street	5	3	2,757	3,345	3,410	\$311.57	2	2017	4,313	92
Detached	\$874,900	1059 S Williams Street	2	3	1,129	2,039	2,089	\$774.93	2	1913	4,230	10
Detached	\$875,000	804 S Emerson Street	3	4	1,946	1,946	2,112	\$449.64	2	1891	4,770	48
Detached	\$889,000	50 N Pennsylvania Street	3	2	1,897	2,950	3,150	\$468.63	3	1999	4,743	14
Detached	\$1,069,000	648 S Gaylord Street	4	3	2,358	3,308	3,371	\$453.35	2	1951	4,680	69
Detached	\$1,199,000	547 S Corona Street	3	4	2,162	3,122	3,178	\$554.58	2	1924	6,350	4
Detached	\$1,375,000	545 S Race Street	4	4	2,223	2,523	2,800	\$618.53	2	1928	4,680	4
Detached	\$1,395,000	945 S Downing Street	4	5	2,998	4,186	4,212	\$465.31	2	1916	6,340	5
Detached	\$1,725,000	801 S Race Street	4	4	2,330	3,300	3,475	\$740.34	2	1926	5,480	51
Detached	\$2,450,000	385 S Gilpin Street	5	5	3,684	5,374	5,611	\$665.04	3	2014	6,740	5
<b>TOTAL UNDER CONTRACT = 20</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>												
Attached	\$450,000	282 Franklin Street	1	1	0	935	935		2	1943		1
Detached	\$469,900	125 E Maple Avenue	2	2	791	1,399	1,432	\$594.06	1	1924	2,149	108
Detached	\$500,000	556 S Sherman Street	1	2	1,275	1,400	2,550	\$392.16	1	1916	4,690	16
Detached	\$549,900	1212 S Emerson Street	1	2	1,117	1,117	1,117	\$492.30	0	1896	1,940	58
Detached	\$589,000	309 E Bayaud Avenue	2	3	1,512	1,808	1,848	\$389.55	0	1905	2,335	9
Detached	\$699,000	280 S Franklin Street	2	3	935	1,823	1,870	\$747.59	2	1943	6,710	48
Detached	\$699,000	1036 S Pearl Street	2	3	1,643	1,643	1,993	\$425.44	3	1900	4,690	157
Detached	\$848,200	1449 S Humboldt Street	2	4	1,432	2,419	2,493	\$592.32	3	1924	6,220	3
Detached	\$875,000	623 S Williams Street	1	2	890	890	1,780	\$983.15	1	1925	4,680	57
Attached	\$899,000	727 S Clarkson Street	4	3	1,997	2,897	3,002	\$450.18	2	2006	3,680	99
Detached	\$920,000	520 E 1st Avenue	3	6	2,290	2,290	2,890	\$401.75	0	1900	2,529	14
Attached	\$925,000	37 S Ogden Street	4	4	2,298	2,298	3,024	\$402.52	2	2008		7
Detached	\$969,900	684 S Williams Street	3	4	1,589	2,850	2,950	\$610.38	2	1921	4,680	48
Detached	\$1,099,900	1500 S Race Street	4	5	3,784	3,784	3,784	\$290.67	2	2001	9,282	30
Detached	\$1,100,000	1427 S Lafayette Street	4	5	1,709	3,020	3,020	\$643.65	2	1924	5,990	106
Detached	\$1,245,000	443 S Gaylord Street	3	3	2,080	3,132	3,188	\$598.56	2	1938	6,240	1
Detached	\$1,495,000	935 S Downing Street	4	5	3,139	4,000	4,000	\$476.27	1	1914	4,750	3
Detached	\$1,495,000	595 S Race Street	4	4	2,040	3,370	3,370	\$732.84	2	1927	4,680	21
Detached	\$1,550,000	1141 S Vine Street	6	5	3,496	4,232	4,618	\$443.36	3	1914	6,300	77
Detached	\$1,625,000	1101 S York Street	4	4	3,252	3,252	4,266	\$499.69	2	1911	6,300	148
Detached	\$1,645,000	205 S Lafayette Street	6	5	3,006	4,184	4,271	\$547.24	2	2018	4,160	105
Detached	\$1,675,000	536 S Vine Street	5	5	2,743	3,760	3,760	\$610.65	2	2017	4,680	17
Detached	\$1,724,900	880 S High Street	5	4	2,712	3,854	3,854	\$636.03	2	1922	4,690	91
Detached	\$1,924,920	385 S Franklin Street	5	5	3,013	4,500	4,550	\$638.87	2	2018	4,760	150
Detached	\$1,949,000	501 S Race Street	6	6	3,332	4,695	4,814	\$584.93	2	2018	4,686	79
Detached	\$2,395,000	673 S Gaylord Street	5	6	3,325	4,925	5,050	\$720.30	2	2019	6,240	174
Detached	\$4,250,000	610 S Franklin Street	5	5	3,492	5,238	5,238	\$1,217.07	2	2015	6,740	91
Detached	\$6,725,000	2301 E Alameda Avenue	7	4	6,329	7,254	8,379	\$1,062.57	4	1932	56,997	137
<b>TOTAL ACTIVE = 28</b>												