

LOVE THAT INVENTORY...

Real estate is a unique business. When there is more demand for our product, we can't make more. So, we are very happy to have more to sell. However, it is not so much that it has become a buyer's market. We have a 2 month supply of inventory over \$1,000,000 and just over a month's worth under \$1,000,000. We won't get to a balanced market until we reach a 6 month supply. That would be 150 homes for sale. We have a long way to go to reach that number.

Shelley Bridge

NUMBER OF
ACTIVE LISTINGS:

35

↑ 25%
FROM
LAST
MONTH

↑ 75%
FROM
LAST
YEAR

Number of
UNDER CONTRACT
Listings:

16

↓ 20%
FROM
LAST
MONTH

↓ 16%
FROM
LAST
YEAR



NUMBER OF
SOLD
PROPERTIES:

25

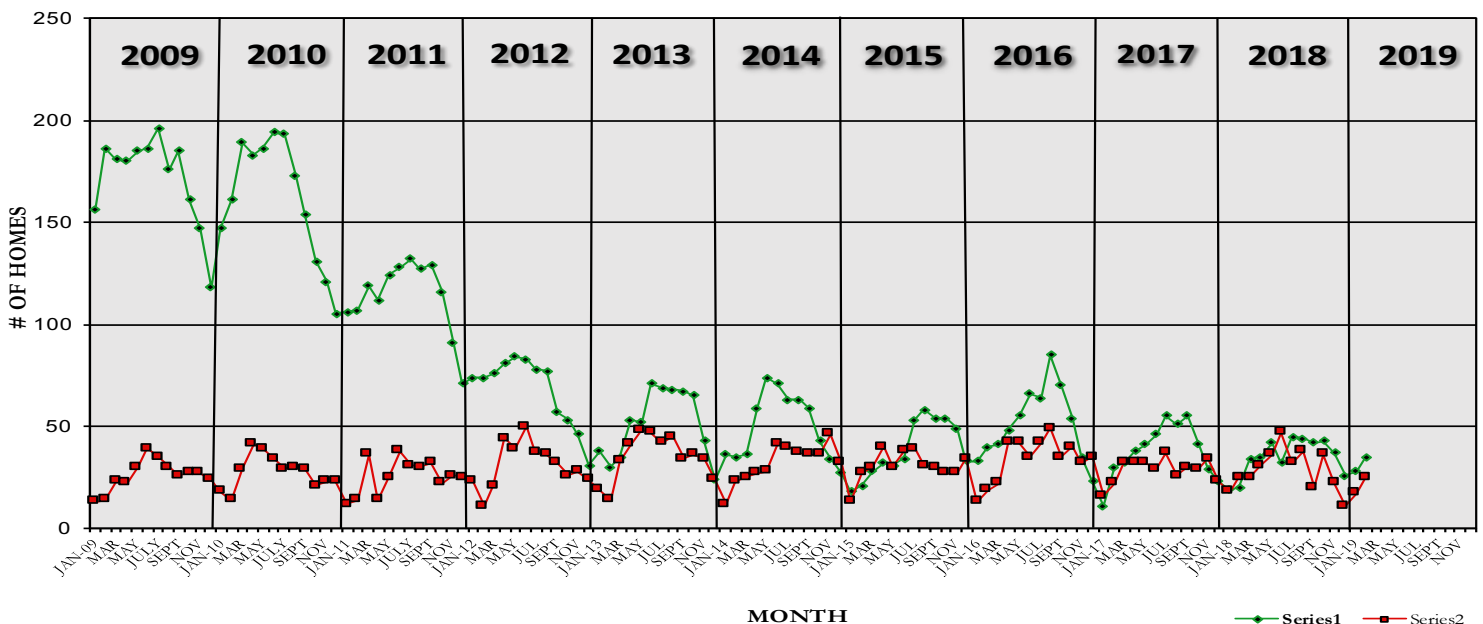
↑ 47%
FROM
LAST
MONTH

No Change
FROM
LAST
YEAR

AVERAGE
DAYS ON
MARKET : **29**

↓ 51%
FROM
LAST
MONTH

↑ 26%
FROM
LAST
YEAR



Based on information from REcolorado for the period of 2/1/2019 - 2/28/2019 as reported on 3/5/19, 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
SOLD														
Detached	\$495,000	837 S Grant Street	1	2	1,360	0	1,778	\$371.32	1	1903	6,250	4	2/6/19	\$505,000
Detached	\$500,000	556 S Sherman Street	1	2	1,275	1,400	2,550	\$396.08	1	1916	4,690	17	2/13/19	\$505,000
Detached	\$525,000	11 S Logan Street	2	2	1,284	1,284	1,591	\$408.88	1	1892	2,750	5	2/28/19	\$525,000
Detached	\$550,000	133 S Emerson Street	2	3	1,636	1,636	1,904	\$339.24	2	1900	4,760	2	2/27/19	\$555,000
Detached	\$610,000	549 S University Boulevard	1	3	1,321	1,465	2,598	\$469.34	2	1929	6,250	6	2/22/19	\$620,000
Detached	\$615,000	300 S Corona Street	1	4	1,196	2,330	2,330	\$507.94	2	1909	4,760	2	2/15/19	\$607,500
Attached	\$635,000	936 S Pearl Street 105	3	3	1,863	1,863	1,863	\$331.99	2	2008		8	2/26/19	\$618,500
Detached	\$640,000	538 S Grant Street	2	2	1,214	1,217	1,637	\$521.00	2	1902	3,120	7	2/7/19	\$632,500
Detached	\$699,000	280 S Franklin Street	2	3	935	1,823	1,870	\$486.63	2	1943	6,710	50	2/20/19	\$455,000
Detached	\$730,000	1059 S High Street	1	2	720	984	1,260	\$1,013.89	0	1911	6,300	0	2/28/19	\$730,000
Detached	\$799,900	1265 S Gaylord Street	2	4	1,055	2,110	2,110	\$781.99	2	1925	6,300	4	2/7/19	\$825,000
Detached	\$824,900	409 S Emerson Street	2	4	2,316	2,754	3,442	\$345.42	2	1910	4,760	87	2/1/19	\$800,000
Detached	\$849,900	538 S Washington Street	3	4	1,866	2,434	2,434	\$444.80	1	1909	4,170	93	2/22/19	\$830,000
Detached	\$874,900	1059 S Williams Street	2	3	1,129	2,039	2,089	\$779.45	2	1913	4,230	10	2/7/19	\$880,000
Detached	\$875,000	804 S Emerson Street	3	4	1,946	1,946	2,112	\$447.07	2	1891	4,770	48	2/28/19	\$870,000
Detached	\$889,000	50 N Pennsylvania Street	3	2	1,897	2,950	3,150	\$450.18	3	1999	4,743	14	2/28/19	\$854,000
Attached	\$899,000	727 S Clarkson Street	4	3	1,997	2,897	3,002	\$418.13	2	2006	3,680	102	2/22/19	\$835,000
Detached	\$950,000	1208 S Williams Street	2	4	1,495	2,610	2,633	\$648.83	2	1924	6,300	3	2/15/19	\$970,000
Detached	\$969,900	684 S Williams Street	3	4	1,589	2,850	2,950	\$604.15	2	1921	4,680	48	2/28/19	\$960,000
Detached	\$1,069,000	648 S Gaylord Street	4	3	2,358	3,308	3,371	\$449.53	2	1951	4,680	69	2/14/19	\$1,060,000
Detached	\$1,100,000	1427 S Lafayette Street	4	5	1,709	3,020	3,020	\$620.25	2	1983	5,990	123	2/28/19	\$1,060,000
Detached	\$1,199,000	547 S Corona Street	3	4	2,162	3,122	3,178	\$540.47	2	1924	6,350	4	2/14/19	\$1,168,500
Detached	\$1,375,000	545 S Race Street	4	4	2,223	2,523	2,800	\$596.04	2	1928	4,680	4	2/11/19	\$1,325,000
Detached	\$1,395,000	945 S Downing Street	4	5	2,998	4,186	4,212	\$466.98	2	1916	6,340	5	2/25/19	\$1,400,000
Detached	\$2,450,000	385 S Gilpin Street	5	5	3,684	5,374	5,611	\$665.04	3	2014	6,740	5	2/8/19	\$2,450,000
TOTAL SOLD = 25 AVERAGE DAYS ON MARKET = 29														

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	\$349,000	523 S Pennsylvania Street	1	1	838	838	838	\$416.47	0	1903	1,277	13
Detached	\$585,000	301 S Clarkson Street	2	3	1,329	2,108	2,108	\$375.48	1	1930	3,470	5
Detached	\$650,000	252 S Corona Street	2	3	920	1,276	1,276	\$706.52	2	1915	3,750	7
Detached	\$699,000	34 N Corona Street	3	3	1,380	1,860	1,860	\$506.52	3	1909	4,760	3
Detached	\$699,900	592 S Clarkson Street	2	3	931	1,815	1,862	\$751.77	1	1927	4,760	7
Detached	\$749,000	880 S Sherman Street	4	3	1,559	2,260	2,309	\$480.44	1	1890	4,160	116
Detached	\$865,000	1394 S Gaylord Street	2	3	1,126	2,244	2,344	\$768.21	2	1920	4,720	9
Detached	\$899,000	1408 S Race Street	4	3	1,971	2,997	3,051	\$456.11	2	1928	6,300	6
Attached	\$925,000	37 S Ogden Street	4	4	2,298	2,298	3,024	\$402.52	2	2008		18
Detached	\$1,039,000	1253 S High Street	3	4	1,979	3,073	3,346	\$525.01	1	1917	6,300	2
Detached	\$1,099,900	1500 S Race Street	4	5	3,784	3,784	3,784	\$290.67	2	2001	9,282	34
Detached	\$1,195,000	443 S Gaylord Street	3	4	2,080	3,132	3,188	\$574.52	2	1938	6,240	21
Detached	\$1,250,000	595 S Race Street	4	4	2,040	3,370	3,370	\$612.75	2	1927	4,680	52
Detached	\$1,599,000	205 S Lafayette Street	6	5	3,006	4,184	4,271	\$531.94	2	2018	4,160	129
Detached	\$1,875,000	964 S Gaylord Street	6	6	3,973	5,732	5,732	\$471.94	2	2008	6,098	17
Detached	\$2,350,000	1131 S York Street	5	6	3,604	5,325	5,396	\$652.05	2	2019	6,300	13
TOTAL UNDER CONTRACT = 16												

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	\$369,900	14 E Bayaud Avenue	1	1	814	814	1,054	\$454.42	0	1901	993	117
Attached	\$395,000	461 S Clarkson Street	1	1	707	707	947	\$558.70	1	1905		32
Detached	\$459,900	125 E Maple Avenue	2	2	791	1,399	1,432	\$581.42	1	1924	2,149	140
Detached	\$499,000	1212 S Emerson Street	1	2	1,117	1,117	1,117	\$446.73	0	1896	1,940	90
Attached	\$520,000	531 S Ogden Street	1	2	968	1,388	1,388	\$537.19	1	1923	4,327	7
Attached	\$530,000	525 S Ogden Street	1	2	968	1,220	1,390	\$547.52	1	1923		14
Detached	\$579,000	922 S Clarkson Street	1	3	626	737	914	\$924.92	0	1904	4,750	5
Detached	\$589,000	309 E Bayaud Avenue	2	3	1,512	1,808	1,848	\$389.55	0	1905	2,335	41
Detached	\$650,000	229 S Ogden Street	1	3	1,172	1,172	1,758	\$554.61	0	1895	3,170	25
Detached	\$675,000	1036 S Pearl Street	2	3	1,643	1,643	1,993	\$410.83	3	1900	4,690	189
Detached	\$700,000	321 S Downing Street	3	4	1,780	2,595	2,595	\$393.26	2	1908	4,760	11
Detached	\$739,000	986 S Emerson Street	2	3	1,080	1,427	1,427	\$684.26	1	1911	4,760	25
Detached	\$750,000	449 S Corona Street	2	3	1,492	1,492	1,879	\$502.68	2	1895	3,170	5
Detached	\$795,000	909 S Clarkson Street	2	3	2,073	2,073	2,229	\$383.50	2	1901	6,080	29
Detached	\$799,000	1835 E Alameda Avenue	2	3	1,077	2,100	2,154	\$741.88	2	1957	8,115	19
Attached	\$799,950	322 S Ogden Street	4	3	1,808	2,588	2,720	\$442.45	2	2006	3,175	26
Attached	\$820,000	756 S Washington Street	4	3	1,950	2,810	2,810	\$420.51	2	2008	3,125	32
Detached	\$835,750	1449 S Humboldt Street	2	4	1,432	2,419	2,493	\$583.62	3	1924	6,220	35
Detached	\$875,000	623 S Williams Street	1	2	890	890	1,780	\$983.15	1	1925	4,680	89
Detached	\$895,000	753 S Downing Street	2	5	1,962	2,550	2,943	\$456.17	3	1912	5,520	11
Detached	\$965,000	648 S Gilpin Street	2	3	1,180	2,180	2,360	\$817.80	1	1919	4,680	12
Detached	\$995,000	1191 S Corona Street	2	4	1,331	2,480	2,662	\$747.56	1	1922	6,240	12
Attached	\$995,000	775 S Corona Street	4	4	1,898	2,992	2,992	\$524.24	2	2007	3,170	136
Detached	\$1,400,000	1860 E Cedar Avenue	3	4	3,214	4,201	4,201	\$435.59	2	1982	8,320	12
Detached	\$1,495,000	935 S Downing Street	4	5	3,204	4,318	4,318	\$466.60	1	1914	4,750	35
Detached	\$1,550,000	1141 S Vine Street	6	5	3,496	4,232	4,618	\$443.36	3	1914	6,300	109
Detached	\$1,575,000	1157 S Vine Street	4	5	2,579	3,889	3,889	\$610.70	2	1920	6,300	5
Detached	\$1,600,000	1101 S York Street	4	4	3,252	3,252	4,266	\$492.00	2	1911	6,300	180
Detached	\$1,650,000	1380 S Marion Street	5	4	2,395	3,427	3,527	\$688.94	2	1924	6,250	14
Detached	\$1,675,000	536 S Vine Street	5	5	2,743	3,760	3,760	\$610.65	2	2017	4,680	49
Detached	\$1,699,900	880 S High Street	5	4	2,712	3,854	3,854	\$626.81	2	1922	4,690	123
Detached	\$1,895,000	366 S York Street	5	3	3,619	4,213	4,590	\$523.63	2	1941	10,900	12

Detached	\$1,924,920	385 S Franklin Street	5	5	3,013	4,500	4,550	\$638.87	2	2018	4,760	182
Detached	\$4,250,000	610 S Franklin Street	5	5	3,492	5,238	5,238	\$1,217.07	2	2015	6,740	123
Detached	\$6,725,000	2301 E Alameda Avenue	7	4	6,329	7,254	8,379	\$1,062.57	4	1932	56,997	169
TOTAL ACTIVE = 35												