

TAKE A DEEP BREATH...

There has not been this much to buy in Washington Park in any July since 2012 and in any other month since August of 2016. Increased availability resulted in the strongest May market in the last 10 years. However, June and July have fallen back to more average levels for closings in the mid-summer months, however July was still 6% above last year.

In general this is good news for both Buyers and Sellers. Buyers have more to choose from and Sellers are still getting their homes under contract in an average of 20 days. The big change for Sellers is that they can not plan on the market going crazy over their house in a bidding war. This is a change for buyers also. They don't have to have the stress of guessing how much over asking they need to offer in order to get their offer accepted. The stress level in real estate buying and selling has decreased. Ommm...

As always, let us know how we can help you or someone you know.

Shelley Bridge

NUMBER OF
ACTIVE LISTINGS:

73

↓ 4%
FROM
LAST
MONTH

↑ 62%
FROM
LAST
YEAR

Number of
UNDER CONTRACT
Listings:

27

↓ 21%
FROM
LAST
MONTH

↓ 10%
FROM
LAST
YEAR



NUMBER OF
SOLD
PROPERTIES:

34

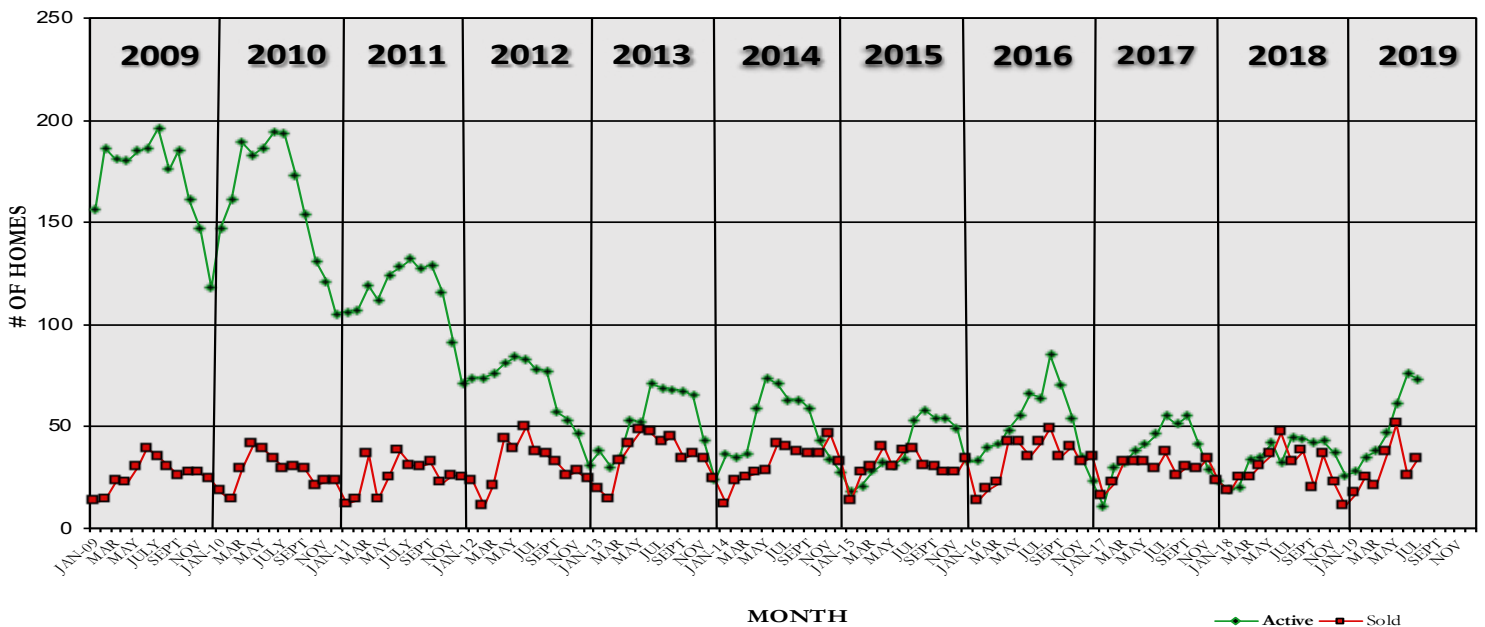
↑ 31%
FROM
LAST
MONTH

↑ 6%
FROM
LAST
YEAR

AVERAGE
DAYS ON
MARKET : **20**

↓ 13%
FROM
LAST
MONTH

↑ 5%
FROM
LAST
YEAR



Based on information from REcolorado for the period of 7/1/2019 - 7/31/2019 as reported on 8/1/19, 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
SOLD														
Attached	\$300,000	65 N Pennsylvania Street	1	1	575	575	575	\$483.48	0	1896	1,731	48	7/1/19	\$278,000
Detached	\$365,000	500 S Grant Street	1	2	973	1,349	1,349	\$375.13	0	1922	2,235	0	7/9/19	\$365,000
Detached	\$450,000	532 E 1st Avenue	2	4	1,680	1,680	2,370	\$275.30	0	1901	2,414	3	7/12/19	\$462,500
Attached	\$509,900	79 S Grant Street	2	3	1,244	1,244	1,866	\$405.95	1	1900		85	7/11/19	\$505,000
Attached	\$520,000	531 S Ogden Street	1	2	968	968	1,388	\$537.19	1	1923	4,327	2	7/29/19	\$520,000
Detached	\$525,000	237 S Ogden Street	2	4	1,800	1,800	2,416	\$305.56	0	1901	3,810	4	7/8/19	\$550,000
Detached	\$530,000	732 S Clarkson Street	1	3	957	957	1,181	\$512.02	2	1890	3,960	14	7/15/19	\$490,000
Detached	\$549,900	671 S Grant Street	2	4	1,757	1,757	2,246	\$332.95	2	1903	4,690	4	7/8/19	\$585,000
Attached	\$560,000	867 S Corona Street	2	3	823	1,220	1,320	\$661.39	1	1922	3,217	3	7/26/19	\$544,320
Detached	\$575,000	1177 S Clarkson Street	2	3	1,010	1,799	1,884	\$445.54	1	1926	4,660	6	7/8/19	\$450,000
Detached	\$595,000	30 S Grant Street	2	3	1,507	1,507	1,881	\$412.74	1	1890	3,120	4	7/23/19	\$622,000
Detached	\$600,000	416 E Kentucky Avenue	2	3	1,594	2,400	2,501	\$376.41	1	1923	3,135	0	7/8/19	\$600,000
Detached	\$615,000	81 N Pennsylvania Street	3	2	1,603	1,603	1,729	\$399.25	2	1890	3,125	4	7/26/19	\$640,000
Detached	\$620,000	159 S Ogden Street	2	2	1,072	1,072	2,046	\$569.03	2	1905	4,230	17	7/1/19	\$610,000
Detached	\$628,900	768 S Grant Street	2	3	1,382	1,382	1,382	\$452.24	2	1896	3,120	9	7/3/19	\$625,000
Detached	\$659,000	675 S Logan Street	3	3	1,803	1,803	2,013	\$365.50	3	1921	4,690	72	7/12/19	\$659,000
Detached	\$665,000	220 S Clarkson Street	2	3	1,725	2,010	2,675	\$368.12	2	1905	6,210	18	7/3/19	\$635,000
Detached	\$699,000	580 S Emerson Street	2	3	939	1,778	1,878	\$740.15	2	1924	4,760	5	7/8/19	\$695,000
Detached	\$699,900	1485 S York Street	3	3	1,233	2,118	2,118	\$555.56	2	1955	5,540	59	7/10/19	\$685,000
Detached	\$730,000	491 S Pennsylvania Street	2	3	1,481	1,854	2,226	\$489.53	1	1904	4,160	90	7/18/19	\$725,000
Detached	\$740,000	1334 S Race Street	2	3	1,181	1,565	2,362	\$605.42	2	1927	6,300	7	7/12/19	\$715,000
Detached	\$745,000	409 E Virginia Avenue	2	3	1,594	1,594	1,904	\$464.24	1	1905	3,760	33	7/11/19	\$740,000
Detached	\$795,000	251 S Emerson Street	2	5	1,300	2,400	2,600	\$609.62	2	1925	6,340	8	7/29/19	\$792,500
Detached	\$799,500	133 S Emerson Street	3	3	1,636	1,636	1,904	\$489.00	2	1900	4,760	7	7/1/19	\$800,000
Detached	\$810,000	648 S Gilpin Street	2	3	1,180	2,180	2,360	\$686.44	2	1919	4,680	0	7/3/19	\$810,000
Detached	\$840,000	316 S High Street	3	3	2,068	2,068	2,172	\$401.35	2	1892	4,680	64	7/22/19	\$830,000
Detached	\$849,000	994 S Emerson Street	2	4	1,231	2,331	2,462	\$682.37	2	1924	4,750	16	7/12/19	\$840,000
Detached	\$875,000	432 S Humboldt Street	2	3	1,140	2,090	2,280	\$756.58	1	1924	4,760	17	7/12/19	\$862,500
Detached	\$900,000	845 S Pearl Street	3	4	2,029	2,469	2,516	\$441.10	2	1897	4,120	13	7/16/19	\$895,000
Detached	\$930,000	693 S Logan Street	4	4	1,811	2,511	2,541	\$513.53	1	1901	6,250	5	7/18/19	\$930,000
Detached	\$1,200,000	1056 S York Street	3	4	2,538	2,788	2,838	\$459.02	2	1908	6,300	9	7/26/19	\$1,165,000
Detached	\$1,325,000	249 S Franklin Street	5	5	2,248	3,116	3,387	\$593.86	2	2019	4,130	3	7/23/19	\$1,335,000
Attached	\$1,539,000	483 S Ogden Street	4	3	2,561	3,591	3,591	\$585.71	3	2019	4,168	0	7/14/19	\$1,500,000
Detached	\$1,600,000	866 S Clarkson Street	6	5	3,347	4,715	4,755	\$473.56	2	2019	4,750	39	7/15/19	\$1,585,000
TOTAL SOLD = 34 AVERAGE DAYS ON MARKET = 20														

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												
Attached	\$289,000	125 E Exposition Avenue	1	1	551	551	709	\$524.50	0	1905	934	58
Attached	\$299,000	213 E Exposition Avenue	1	1	499	499	643	\$599.20	0	1908		26
Detached	\$475,000	17 N Sherman Street	1	2	946	946	1,199	\$502.11	2	1892	3,310	32
Detached	\$530,000	712 S Sherman Street	1	2	862	1,146	1,724	\$614.85	2	1926	4,520	26
Detached	\$580,000	1004 S Pennsylvania Street	2	2	1,555	1,555	1,822	\$372.99	2	1895	4,160	41
Detached	\$599,000	44 N Grant Street	1	2	1,048	1,048	1,462	\$571.56	2	1912	3,560	6
Detached	\$599,000	456 S Pearl Street	2	2	1,456	1,456	1,706	\$411.40	1	1908	3,120	79
Detached	\$625,000	528 S Grant Street	2	3	1,806	1,806	2,078	\$346.07	2	1890	4,690	24
Detached	\$650,000	738 S Grant Street	2	3	835	1,267	1,281	\$778.44	1	1924	4,690	6
Detached	\$699,900	1411 S Marion Street	2	4	970	1,940	1,940	\$721.55	2	1928	5,990	61
Detached	\$739,999	1375 S University Boulevard	3	6	1,928	3,078	3,356	\$383.82	1	1922	9,750	19
Detached	\$750,000	652 S Pearl Street	2	3	1,575	1,575	2,075	\$476.19	2	1910	4,690	5
Detached	\$839,000	931 S York Street	2	3	1,135	2,135	2,270	\$739.21	2	1921	4,720	10
Attached	\$875,000	401 S Vine Street	4	3	1,991	2,966	3,071	\$439.48	2	1985	1,716	104
Detached	\$895,000	1630 E Virginia Avenue	4	4	1,938	2,814	2,865	\$461.82	1	1931	3,210	10
Detached	\$895,000	869 S Race Street	3	3	1,545	2,623	2,680	\$579.29	1	1925	4,690	6
Detached	\$899,900	783 S York Street	3	5	1,300	2,600	2,600	\$692.23	2	1926	6,250	32
Attached	\$985,000	345 S Franklin Street	4	4	1,926	2,889	2,889	\$511.42	2	2012		3
Attached	\$1,150,000	458 S Emerson Street	5	5	2,457	3,376	3,418	\$468.05	2	2012	3,188	28
Detached	\$1,189,000	449 S Humboldt Street	4	4	2,235	3,000	3,085	\$531.99	2	1925	4,760	50
Detached	\$1,250,000	1317 S Marion Street	3	3	2,348	3,398	3,645	\$532.37	2	1928	5,990	6
Detached	\$1,295,000	668 S Corona Street	3	4	2,811	3,276	4,250	\$460.69	2	1920	6,350	59
Detached	\$1,350,000	905 S Gilpin Street	5	4	4,007	4,457	4,884	\$336.91	2	1914	6,250	15
Detached	\$1,475,000	1157 S Vine Street	4	5	2,579	3,889	3,889	\$571.93	2	1920	6,300	97
Detached	\$2,100,000	376 S Gilpin Street	6	5	3,515	4,894	4,894	\$597.44	3	2019	4,990	76
Detached	\$2,399,900	1142 S York Street	7	6	4,049	6,069	6,069	\$592.71	2	2019	6,300	63
Detached	\$5,750,000	2301 E Alameda Avenue	7	4	6,190	7,540	7,696	\$928.92	4	1932	56,997	125
TOTAL UNDER CONTRACT = 27												

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	\$365,000	22 E Bayaud Avenue	1	2	701	701	1,051	\$520.68	0	1905	1,203	44
Attached	\$449,000	1400 S Gaylord Street	1	2	798	889	1,254	\$562.66	1	1923	2,364	107
Detached	\$540,000	153 S Emerson Street	3	2	1,180	1,622	1,770	\$457.63	0	1900	3,170	4
Detached	\$555,000	432 S Grant Street	2	3	1,244	1,244	1,424	\$446.14	1	1904	3,090	32
Detached	\$560,000	1545 S Franklin Street	2	5	1,124	2,200	2,248	\$498.22	3	1956	6,240	11
Attached	\$565,000	942 S Pearl Street 102	3	3	1,614	1,614	1,614	\$350.06	1	2008	848	43
Attached	\$579,000	948 S Pearl Street 106	3	3	1,614	1,614	1,614	\$358.74	1	2008		98
Attached	\$595,000	21 S Ogden Street	4	2	1,355	1,355	1,355	\$439.11	1	2019		84
Attached	\$599,000	9 S Ogden Street	3	2	1,308	1,308	1,308	\$457.95	2	2019		51
Detached	\$599,900	669 S Lincoln Street	3	4	1,656	1,956	2,233	\$362.26	1	1890	4,680	124
Detached	\$609,000	1109 E Alameda Avenue	3	3	1,776	1,776	2,016	\$342.91	2	1895	4,690	3
Detached	\$625,000	495 S University Boulevard	2	3	1,000	1,980	2,000	\$625.00	2	1929	6,240	56
Detached	\$649,000	435 S University Boulevard	2	3	952	1,677	1,904	\$681.72	1	1929	6,240	78
Detached	\$650,000	284 S Lafayette Street	1	2	996	996	1,283	\$652.61	2	1905	4,130	20
Attached	\$665,000	391 S Humboldt Street	2	3	1,051	1,996	2,102	\$632.73	1	1921	3,917	72
Detached	\$679,900	565 S University Boulevard	1	4	1,328	2,224	2,608	\$511.97	2	1929	6,250	48
Detached	\$680,000	329 S Franklin Street	3	3	1,047	1,568	2,094	\$649.47	0	1923	4,760	132
Attached	\$699,000	11 S Ogden Street	4	3	1,730	1,730	1,730	\$404.05	2	2019		62
Attached	\$709,000	17 S Ogden Street	4	3	1,730	1,730	1,730	\$409.83	2	2019		85
Detached	\$715,000	457 S Downing Street	2	3	1,221	2,072	2,442	\$585.59	1	1927	4,760	27
Detached	\$724,900	250 S Sherman Street	3	3	2,140	2,500	2,540	\$338.74	1	1893	4,460	57
Detached	\$725,000	571 S Corona Street	2	3	1,152	1,952	2,304	\$629.34	0	1921	4,760	35
Detached	\$725,000	721 S Grant Street	2	4	1,144	2,173	2,288	\$633.74	2	1925	4,910	35
Detached	\$749,000	290 S Grant Street	2	3	1,637	1,864	2,046	\$457.54	1	1895	4,165	57
Detached	\$750,000	641 S Washington Street	2	3	1,332	1,942	2,008	\$563.06	2	1908	4,170	4
Detached	\$750,000	804 S Ogden Street	2	3	1,488	1,488	2,473	\$504.03	1	1909	4,200	36
Detached	\$765,000	501 S Ogden Street	3	4	1,200	2,190	2,190	\$637.50	1	1924	3,550	7
Detached	\$765,000	775 S Grant Street	3	3	1,876	1,876	2,113	\$407.78	2	1896	6,250	43
Detached	\$799,000	401 S University Boulevard	2	3	1,482	2,475	2,527	\$539.14	2	1938	6,240	61
Detached	\$799,000	330 S High Street	2	3	2,005	2,005	2,245	\$398.50	1	1892	4,680	114
Detached	\$805,000	600 S Pearl Street	2	4	1,424	2,100	2,136	\$565.31	1	1899	4,170	24
Detached	\$827,900	438 S Franklin Street	1	2	1,078	1,078	1,738	\$768.00	0	1920	5,390	84
Detached	\$835,000	1384 S Gaylord Street	2	4	1,246	2,336	2,393	\$670.14	2	1920	4,720	7

Detached	\$847,900	1530 S York Street	3	4	1,625	2,440	2,452	\$521.78	2	1976	6,250	36
Detached	\$875,000	1461 S Gaylord Street	2	3	1,789	1,789	1,789	\$489.10	2	1960	6,300	37
Detached	\$889,500	1321 S Franklin Street	3	3	1,726	2,606	2,703	\$515.35	2	1925	6,240	37
Detached	\$905,000	683 S Gilpin Street	2	3	1,692	2,578	2,820	\$534.87	1	1921	5,060	9
Detached	\$929,000	772 S Ogden Street	3	3	1,540	2,440	3,080	\$603.25	2	1918	4,760	28
Detached	\$935,000	1601 E Virginia Avenue	3	3	2,099	2,839	2,922	\$445.45	1	1925	4,500	7
Detached	\$945,000	542 S Vine Street	3	3	1,948	2,681	3,270	\$485.11	2	1930	4,680	14
Detached	\$965,000	618 S Gilpin Street	3	3	1,247	2,347	2,422	\$773.86	2	1919	4,680	106
Detached	\$1,025,000	1441 S Humboldt Street	3	4	1,629	3,044	3,163	\$629.22	2	1925	6,220	21
Detached	\$1,099,900	473 S Pennsylvania Street	4	4	2,498	3,248	3,265	\$440.31	2	1904	6,230	101
Detached	\$1,125,000	245 S Lafayette Street	2	3	2,374	2,374	2,484	\$473.88	0	1921	6,240	35
Detached	\$1,125,000	1550 S York Street	3	6	1,928	2,707	2,892	\$583.51	2	1976	6,040	112
Attached	\$1,150,000	443 S Downing Street	5	3	2,374	3,287	3,335	\$484.41	2	2013	3,175	76
Attached	\$1,190,000	732 S Logan Street	4	6	1,790	3,570	3,580	\$664.80	2	1963	6,150	48
Detached	\$1,219,950	310 S Race Street	3	4	1,384	2,768	2,768	\$881.47	2	1930	6,240	22
Detached	\$1,300,000	291 S Franklin Street	4	4	2,200	2,200	2,200	\$590.91	2	2019	4,710	23
Attached	\$1,350,000	328 S Humboldt Street	5	4	2,551	3,502	3,502	\$529.20	2	2019	3,175	21
Detached	\$1,365,000	345 S Race Street	6	5	3,276	3,816	3,844	\$416.67	2	1941	6,240	140
Detached	\$1,450,000	1334 S Marion Street	3	5	3,107	3,107	3,949	\$466.69	2	1926	6,250	90
Attached	\$1,489,000	481 S Ogden Street	4	3	2,261	3,169	3,169	\$658.56	3	2019	3,525	49
Detached	\$1,495,000	526 S York Street	4	4	2,742	3,721	4,040	\$545.22	2	1928	6,240	1
Detached	\$1,549,000	646 S Race Street	5	5	2,972	4,309	4,458	\$521.20	2	2007	4,680	70
Detached	\$1,675,000	1017 S Race Street	4	4	2,739	3,818	3,818	\$611.54	2	1892	6,300	7
Detached	\$1,685,000	685 S Williams Street	4	4	3,391	4,131	4,213	\$496.90	2	1924	6,240	105
Detached	\$1,699,900	385 S Franklin Street	5	5	3,013	4,500	4,550	\$564.19	2	2018	4,760	63
Detached	\$1,749,000	501 S Race Street	6	6	3,332	4,695	4,814	\$524.91	2	2018	4,686	50
Detached	\$1,750,000	255 S High Street	4	3	3,802	5,385	5,385	\$460.28	2	1981	7,370	41
Detached	\$1,785,000	858 S York Street	5	5	2,979	4,253	4,440	\$599.19	3	2008	6,250	8
Detached	\$1,799,900	924 S Gaylord Street	5	4	2,619	3,744	3,744	\$687.25	2	1916	4,720	57
Detached	\$1,825,000	925 S Race Street	4	5	3,291	4,727	4,882	\$554.54	2	2008	6,119	1
Detached	\$1,850,000	957 S High Street	5	4	2,930	3,834	3,935	\$631.40	2	1915	4,720	1
Detached	\$1,900,000	1040 S Ogden Street	4	4	2,942	3,937	4,067	\$645.82	2	1930	6,340	19
Detached	\$1,999,900	656 S Vine Street	5	5	2,828	4,253	4,253	\$707.18	2	2019	4,680	63
Detached	\$1,999,950	673 S Vine Street	5	5	2,753	4,103	4,103	\$726.46	2	2019	4,680	27
Detached	\$2,499,999	1181 S Vine Street	5	5	3,229	4,695	4,695	\$774.23	2	2019	6,250	142
Detached	\$2,595,000	169 S Franklin Street	5	4	3,330	4,827	5,120	\$779.28	0	2020	6,230	111
Detached	\$2,750,000	435 S Vine Street	5	6	3,790	6,203	6,468	\$725.59	3	2008	12,480	13
Detached	\$2,999,000	295 S High Street	7	6	4,771	6,170	6,520	\$628.59	3	1979	13,340	65

Detached	\$3,375,000	1991 E Alameda Avenue 2	6	4	5,042	5,492	5,492	\$669.38	2	1988	31,200	51
Detached	\$3,900,000	610 S Franklin Street	5	5	3,492	5,238	5,238	\$1,116.84	2	2015	6,740	272
TOTAL ACTIVE = 73												