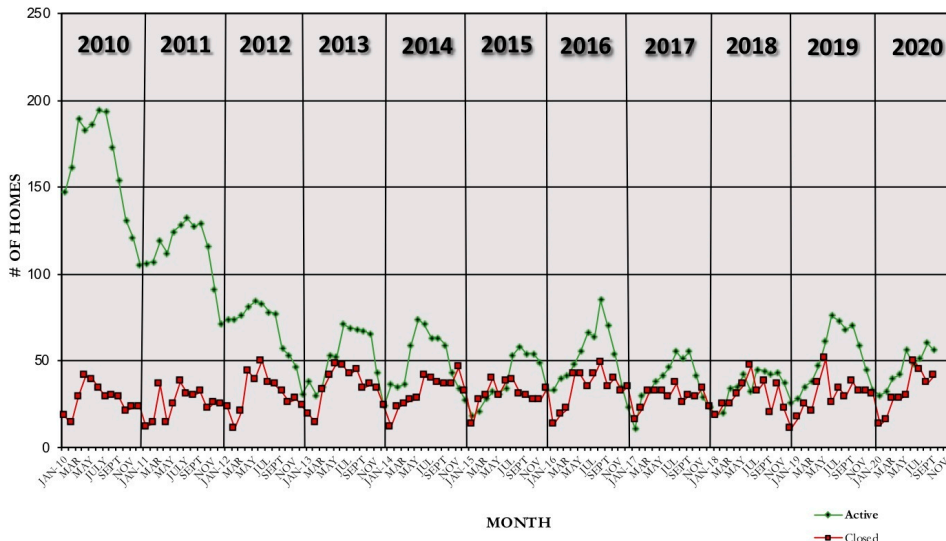
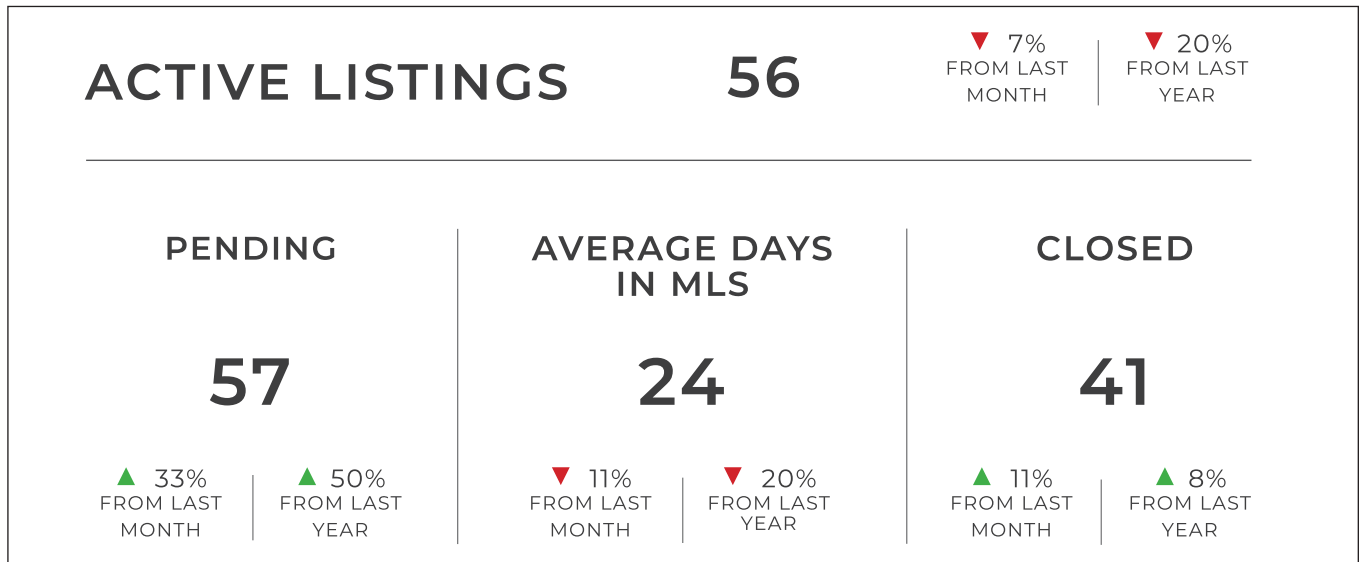


WE KEEP BREAKING RECORDS

You may have noticed that it was reported in the press that September was the most difficult month in history to buy a house in Denver. Guess what that means? Conversely, it was a great month to sell a house in Denver. It appears that sales in Washington Park had the same great month as the rest of the city. We had 8% more closings than this month last year and a whopping 50% increase in the number of homes that went pending.

I have had several people ask me how this could be true with a 39% reduction in the Colorado GDP, high unemployment and much uncertainty in the world. I am not an economist but I would guess there is not any one cause. There are likely some who have had to sell their homes due to a job loss. That has resulted in slightly more inventory and with rates so low, there has been a pent up demand to buy those homes. There are also those who have elected to make a move as they are working from home and have found their living space inadequate and those who have made a move either into or out of Denver to be closer to family. We have seen all of these reasons in our own sales the last few months so I suspect others have also.

As always, if you have any questions about whether it is a good time to buy or sell your property, please don't hesitate to be in touch.

Based on information from REcolorado for the period of 9/1/2020 - 9/30/2020 as reported on 10/6/20, 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.

Structure Type	List Price	Address	Bathrooms Total	Bedrooms Total	Above Grade Finished Area (Sq. Ft.)	Living Area (Sq. Ft.)	Building Area Total (Sq. Ft.)	PSF Above Grade	Garage Spaces	Year Built	Lot Size Square Feet	Days In MLS	Close Date	Close Price
CLOSED														
Townhouse	\$299,900	211 E Exposition Avenue	1	1	499	643	643	\$613.23	0	1908	648	72	9/4/20	\$306,000
Duplex	\$450,000	480 S Lincoln Street	1	3	971	971	1,291	\$460.35	2	1903	2,655	11	9/25/20	\$447,000
Duplex	\$500,000	284 S Clarkson Street	1	3	713	1,402	1,402	\$701.26	1	1924	3,170	3	9/18/20	\$500,000
House	\$500,000	123 S Emerson Street	2	3	1,760	1,760	2,072	\$315.91	1	1895	4,760	6	9/15/20	\$556,000
Townhouse	\$559,900	249 S Lincoln Street	2	4	1,378	1,663	1,663	\$406.31	1	1906	2,104	5	9/30/20	\$559,900
House	\$530,000	115 S Emerson Street	2	3	1,971	1,971	3,042	\$297.82	2	1895	3,972	6	9/15/20	\$587,000
Townhouse	\$599,000	401 S Clarkson Street	2	3	889	1,615	1,615	\$698.54	2	1921	3,148	3	9/24/20	\$621,000
House	\$654,000	522 S Sherman Street	2	4	1,405	1,405	1,744	\$457.65	2	1897	4,690	50	9/15/20	\$643,000
House	\$675,000	70 N Logan Street	2	4	1,365	1,365	1,853	\$487.18	2	1900	3,123	9	9/11/20	\$665,000
Duplex	\$615,000	701 S Emerson Street	2	3	925	1,803	1,850	\$735.14	1	1925	3,129	7	9/25/20	\$680,000
Townhouse	\$699,000	282 S Washington Street	4	4	1,798	2,255	2,255	\$380.98	1	2003	3,255	46	9/4/20	\$685,000
Townhouse	\$705,000	25 S Washington Street	4	3	1,713	1,713	1,713	\$408.64	2	2019	0	19	9/18/20	\$700,000
Townhouse	\$705,000	25 S Washington Street	4	3	1,713	1,713	1,713	\$408.64	2	2019	4,162	45	9/18/20	\$700,000
House	\$660,000	263 S Ogden Street	2	3	1,209	1,595	1,686	\$581.06	2	1908	4,760	5	9/1/20	\$702,500
House	\$680,000	1039 S Ogden Street	1	2	1,090	1,090	1,335	\$651.38	2	1911	4,750	3	9/22/20	\$710,000
House	\$725,000	280 S Humboldt Street	2	3	800	1,680	1,760	\$900.00	1	1925	4,660	17	9/18/20	\$720,000
House	\$764,000	162 S Downing Street	2	4	2,074	2,074	2,602	\$361.62	2	1910	5,020	8	9/30/20	\$750,000
House	\$765,000	287 S Clarkson Street	2	4	1,564	2,264	2,346	\$479.54	2	1910	4,170	18	9/16/20	\$750,000
House	\$769,900	1467 S Lafayette Street	3	5	1,471	2,868	2,942	\$523.39	2	1956	5,750	49	9/1/20	\$769,900
House	\$769,000	630 S Clarkson Street	2	3	1,226	1,761	1,790	\$633.36	2	1923	4,760	2	9/25/20	\$776,500
House	\$750,000	680 S Ogden Street	2	2	918	1,800	1,818	\$856.21	2	1923	4,440	2	9/10/20	\$786,000
House	\$760,000	919 S Emerson Street	2	3	1,160	1,700	1,788	\$713.36	2	1911	4,760	2	9/8/20	\$827,500
House	\$899,000	1025 S York Street	2	4	1,565	1,565	1,924	\$562.30	1	1894	6,300	31	9/25/20	\$880,000
House	\$925,000	1100 S Vine Street	2	2	901	1,667	1,667	\$997.89	2	1926	6,300	221	9/3/20	\$899,100
House	\$859,900	649 S Ogden Street	3	4	1,037	2,022	2,060	\$875.60	1	1920	6,350	2	9/21/20	\$908,000
House	\$950,000	576 S Ogden Street	2	3	1,264	2,528	2,558	\$747.47	1	1922	6,350	3	9/14/20	\$944,798
House	\$935,000	1247 S Race Street	3	4	1,230	1,790	1,845	\$792.68	2	1917	4,720	4	9/24/20	\$975,000
House	\$1,175,000	463 S Williams Street	4	4	1,973	2,923	2,973	\$610.75	2	1926	6,240	5	9/14/20	\$1,205,000
House	\$1,245,000	700 S Williams Street	4	4	2,705	2,705	2,705	\$447.32	2	1919	6,500	35	9/30/20	\$1,210,000
Duplex	\$1,295,000	324 S Franklin Street	4	5	2,202	3,182	3,291	\$554.04	2	2012	4,215	101	9/14/20	\$1,220,000
House	\$1,250,000	407 S Williams Street	4	4	2,053	3,105	3,126	\$613.74	2	1916	4,160	6	9/4/20	\$1,260,000
House	\$1,275,000	503 S York Street	3	4	1,939	1,939	2,861	\$657.56	2	1917	6,240	2	9/18/20	\$1,275,000
House	\$1,290,000	1319 S York Street	3	4	2,537	2,537	3,037	\$518.33	2	1907	6,300	1	9/28/20	\$1,315,000
House	\$1,550,000	668 S Vine Street	4	4	2,437	3,409	3,571	\$644.23	2	1928	4,680	2	9/22/20	\$1,570,000
House	\$1,635,000	444 S Williams Street	3	5	1,894	3,473	3,501	\$889.65	2	1922	6,240	5	9/2/20	\$1,685,000
House	\$1,799,995	322 S Williams Street	5	4	3,351	5,305	5,408	\$522.23	3	1993	7,800	144	9/14/20	\$1,750,000
House	\$1,875,000	375 S Race Street	4	5	3,310	4,732	4,908	\$566.47	2	2008	6,240	6	9/30/20	\$1,875,000
House	\$2,000,000	970 S Vine Street	5	5	2,956	4,431	4,431	\$677.30	2	2020	4,720	0	9/25/20	\$2,002,100
House	\$2,125,000	662 S High Street	5	5	2,774	4,044	4,109	\$757.03	2	2020	4,680	7	9/21/20	\$2,100,000
House	\$2,150,000	1464 S Humboldt Street	5	5	3,475	4,342	4,388	\$611.51	2	2015	9,360	25	9/14/20	\$2,125,000
House	\$2,325,000	590 S Gaylord Street	5	4	3,284	4,875	4,975	\$707.98	2	2013	5,370	7	9/28/20	\$2,325,000
TOTAL CLOSED = 41 AVERAGE DAYS IN MLS = 24														

Structure Type	List Price	Address	Bathrooms Total	Bedrooms Total	Above Grade Finished Area (Sq. Ft.)	Living Area (Sq. Ft.)	Building Area Total (Sq. Ft.)	PSF Above Grade	Garage Spaces	Year Built	Lot Size Square Feet	Days In MLS
PENDING												
Townhouse	\$289,500	95 S Clarkson Street	1	1	560	560	560	\$516.96	0	1948	1,002	11
Duplex	\$499,000	302 S Clarkson Street	2	2	1,392	1,392	1,809	\$358.48	0	1916	2,001	21
House	\$539,900	1186 S Emerson Street	1	2	925	925	1,228	\$583.68	1	1912	4,680	5
Duplex	\$540,000	69 S Pearl Street	1	2	999	999	1,379	\$540.54	0	1900	3,120	17
House	\$549,900	520 E Dakota Avenue	3	3	1,312	1,312	1,640	\$419.13	0	1904	2,700	3
House	\$550,000	1025 S Washington Street	1	2	1,080	1,080	1,277	\$509.26	2	1904	4,690	1
House	\$559,000	324 S Logan Street	2	2	1,157	1,157	1,157	\$483.15	0	1898	3,120	4
Duplex	\$559,000	324 S Logan Street	2	2	1,157	1,157	1,157	\$483.15	0	1898	3,120	4
House	\$574,000	477 S Pearl Street	2	3	877	1,754	1,754	\$654.50	3	1924	4,690	9
House	\$585,000	40 S Emerson Street	2	4	1,473	1,473	1,697	\$397.15	2	1892	3,125	7
House	\$599,500	57.5 S Pearl Street	2	3	1,601	1,769	2,162	\$374.45	1	1890	2,500	26
House	\$599,900	707 S Clarkson Street	1	2	972	1,265	1,280	\$617.18	2	1907	4,310	4
House	\$650,000	1161 S University Boulevard	1	2	762	1,524	1,524	\$853.02	2	1922	6,500	34
House	\$660,000	426 S Lincoln Street	3	3	1,748	1,748	2,358	\$377.57	2	1908	4,470	7
House	\$679,000	1187 S Clarkson Street	2	3	1,406	1,406	1,604	\$482.93	0	1900	2,690	7
House	\$725,000	604 S Pennsylvania Street	2	3	1,508	1,508	2,262	\$480.77	2	1908	3,750	5
House	\$725,000	464 S Logan Street	2	4	1,931	1,931	2,780	\$375.45	1	1900	4,530	3
House	\$749,000	130 S Corona Street	2	4	1,868	1,868	2,224	\$400.96	1	1905	4,760	2
House	\$749,000	461 S Logan Street	2	3	1,590	2,062	2,062	\$471.07	0	1908	4,460	7
House	\$750,000	462 S Clarkson Street	2	3	1,053	2,053	2,106	\$712.25	2	1918	4,760	2
Townhouse	\$764,900	340 E Exposition Avenue #3	4	3	1,511	2,033	2,033	\$506.22	2	2020		57
Townhouse	\$765,000	340 E Exposition Avenue #4	4	3	1,511	2,033	2,033	\$506.29	2	2020		18
House	\$769,000	354 S Humboldt Street	1	3	1,041	1,607	1,607	\$738.71	2	1917	4,760	8
House	\$775,000	993 S Emerson Street	2	3	1,526	1,838	2,138	\$507.86	2	1912	4,760	4
House	\$819,000	563 S Race Street	2	4	936	1,844	1,872	\$875.00	2	1926	4,680	34
House	\$849,000	438 S Humboldt Street	3	5	1,605	2,605	2,745	\$528.97	2	1924	4,760	33
House	\$875,000	782 S Clarkson Street	3	4	960	1,887	1,920	\$911.46	2	1928	4,750	3
House	\$875,000	246 S Gilpin Street	2	4	1,860	1,860	2,308	\$470.43	0	1910	4,680	4
House	\$875,000	1066 S Vine Street	2	3	998	1,943	1,943	\$876.75	1	1940	6,300	4
House	\$890,000	582 S York Street	2	4	1,353	2,569	2,633	\$657.80	2	1928	6,240	3
House	\$895,000	566 S Emerson Street	3	3	1,037	2,022	2,074	\$863.07	2	1924	5,560	4
House	\$925,000	1641 E Virginia Avenue	2	3	1,270	2,210	2,270	\$728.35	1	1910	5,620	14
House	\$925,000	1210 S Ogden Street	3	3	1,899	1,899	2,170	\$487.10	3	1907	4,680	5
House	\$925,000	150 S Humboldt Street	3	3	1,683	2,483	2,691	\$549.61	2	1914	4,670	88
House	\$940,000	232 S Pennsylvania Street	3	3	1,143	1,143	2,286	\$822.40	2	2008	3,880	1

House	\$950,000	713 S Washington Street	3	4	2,245	2,245	2,628	\$423.16	2	1891	3,120	7
House	\$950,000	1339 S Corona Street	3	3	1,782	2,442	2,884	\$533.11	1	1924	6,240	47
House	\$1,025,000	1510 S Humboldt Street	5	5	2,800	4,093	4,237	\$366.07	2	1956	6,240	27
House	\$1,095,000	720 S Vine Street	3	4	1,943	2,906	3,089	\$563.56	1	1926	4,680	17
House	\$1,165,000	1544 S YORK Street	5	5	2,796	3,596	3,623	\$416.67	2	1976	6,350	24
House	\$1,295,000	566 S York Street	3	4	1,365	2,591	2,655	\$948.72	2	1928	6,240	4
House	\$1,300,000	229 S Ogden Street	4	4	2,253	3,306	3,306	\$577.01	2	1895	3,170	0
House	\$1,375,000	1145 S Vine Street	3	5	2,119	3,145	3,260	\$648.89	1	1919	6,300	70
House	\$1,385,000	182 S Humboldt Street	3	3	2,537	2,950	3,127	\$545.92	2	1910	6,227	4
House	\$1,395,000	1157 S Vine Street	4	5	2,592	3,802	3,902	\$538.19	2	1920	6,300	6
House	\$1,400,000	584 S Gilpin Street	3	3	2,410	2,910	3,260	\$580.91	2	1925	4,680	16
House	\$1,450,000	620 S Race Street	4	4	2,191	3,091	3,204	\$661.80	2	2005	4,720	3
House	\$1,495,000	901 S Williams Street	4	4	1,939	2,779	2,779	\$771.02	0	1906	6,770	10
House	\$1,725,000	1150 S Gilpin Street	5	4	2,936	3,516	4,191	\$587.53	2	1951	6,300	104
House	\$1,750,000	400 S Gaylord Street	4	4	2,628	3,839	3,903	\$665.91	2	2019	5,280	13
House	\$1,999,900	456 S Vine Street	5	4	2,753	4,103	4,103	\$726.44	2	2020	4,680	26
House	\$1,999,999	650 S Ogden Street	5	6	3,601	5,376	5,476	\$555.40	2	2013	6,350	27
House	\$2,299,000	417 S Gilpin Street	5	5	3,266	4,940	4,940	\$703.92	2	2020	5,060	131
House	\$2,495,000	1159 S Downing Street	6	5	3,726	5,219	5,419	\$669.62	2	2020	5,990	82
House	\$2,649,900	1059 S High Street	7	6	3,825	5,752	5,752	\$692.78	2	2020	6,300	120
House	\$2,800,000	1266 S Williams Street	5	5	3,657	5,422	5,422	\$765.65	2	2020	6,300	1
House	\$2,875,000	876 S Williams Street	6	4	3,394	4,813	5,112	\$847.08	2	2017	6,250	5
TOTAL PENDING = 57												

Structure Type	List Price	Address	Bathrooms Total	Bedrooms Total	Above Grade Finished Area (Sq. Ft.)	Living Area (Sq. Ft.)	Building Area Total (Sq. Ft.)	PSF Above Grade	Garage Spaces	Year Built	Lot Size Square Feet	Days In MLS
ACTIVE												
Duplex	\$549,999	300 S Clarkson Street	2	3	1,392	1,809	1,809	\$395.11	0	1916	1,679	12
House	\$575,800	877 S Grant Street	1	2	828	828	1,104	\$695.41	0	1908	3,870	41
House	\$589,900	420 E 1st Avenue	2	2	1,498	1,498	1,881	\$393.79	1	1890	2,020	54
House	\$620,000	826 S Pennsylvania Street	2	2	1,073	1,073	1,541	\$577.82	1	1909	4,690	6
Duplex	\$641,500	424 S Sherman Street	3	3	1,663	2,203	2,203	\$385.75	2	1901	2,390	96
Duplex	\$641,500	420 S Sherman Street	3	4	1,663	2,203	2,203	\$385.75	1	1901	2,070	96
House	\$649,000	613 S Logan Street	2	2	1,043	1,457	1,457	\$622.24	2	1903	4,690	39
House	\$650,000	361 S Logan Street	2	4	1,196	2,392	2,392	\$543.48	2	1921	4,460	18
House	\$650,000	876 S Grant Street	2	3	1,462	1,462	1,820	\$444.60	2	1908	4,500	25
House	\$669,000	425 S University Boulevard	2	3	1,453	2,582	2,582	\$460.43	1	1930	6,240	82
House	\$725,000	158 S Grant Street	2	3	1,924	2,380	2,380	\$376.82	0	1900	2,640	7
House	\$799,000	532 E 1st Avenue	3	4	1,680	2,127	2,370	\$475.60	0	1901	2,414	25
Townhouse	\$834,900	705 S Logan Street	4	3	1,552	2,101	2,101	\$537.95	2	2020		89
Duplex	\$835,000	320 S Ogden Street	4	3	1,970	2,959	2,959	\$423.86	2	2006	3,175	75
House	\$850,000	438 S Franklin Street	1	2	1,078	1,078	1,738	\$788.50	0	1920	5,390	104
Townhouse	\$869,000	715 S Logan Street	4	3	1,553	2,101	2,101	\$559.56	2	2020		15
Townhouse	\$869,000	27 S Washington Street	4	3	2,404	2,404	2,404	\$361.48	2	2019	4,162	62
Townhouse	\$869,000	17 S Washington Street	4	3	2,404	2,404	2,404	\$361.48	2	2019	6,250	62
Townhouse	\$869,000	27 S Washington Street	4	3	2,404	2,404	2,404	\$361.48	2	2019	4,162	90
Townhouse	\$869,000	17 S Washington Street	4	3	2,404	2,404	2,404	\$361.48	2	2019	6,250	90
House	\$925,000	918 S Gaylord Street	2	3	1,121	2,242	2,242	\$825.16	2	1916	4,720	20
House	\$959,999	1362 S University Boulevard	4	4	2,316	3,424	3,474	\$414.51	1	1924	6,250	110
House	\$979,000	108 S Lincoln Street	3	3	2,600	3,120	3,120	\$376.54	2	1890	4,800	32
House	\$1,050,000	221 S Emerson Street	4	4	1,449	2,180	2,180	\$724.64	3	1905	4,760	12
House	\$1,075,000	1380 S Downing Street	4	5	2,282	3,353	3,353	\$471.08	2	1952	5,990	56
House	\$1,100,000	372 S Downing Street	4	4	1,967	2,887	2,935	\$559.23	2	1925	4,440	20
House	\$1,115,000	1630 E Virginia Avenue	4	4	1,938	2,814	2,865	\$575.34	1	1931	3,210	26
Duplex	\$1,125,000	837 S Downing Street	4	3	2,481	3,614	3,737	\$453.45	2	2002	3,346	53
House	\$1,199,000	1283 S Vine Street	3	3	2,143	2,767	2,930	\$559.50	3	1990	5,040	26
House	\$1,200,000	811 S Pearl Street	4	3	2,122	3,139	3,193	\$565.50	2	2016	4,120	20
House	\$1,275,000	201 S Sherman Street	3	5	3,029	3,029	3,300	\$420.93	2	1890	6,000	12
House	\$1,395,000	1271 S Vine Street	4	4	2,465	3,683	3,717	\$565.92	3	1991	5,040	99
House	\$1,450,000	1182 S Ogden Street	5	4	2,346	3,302	3,302	\$618.07	2	2020	3,094	6
House	\$1,499,000	2330 E Louisiana Avenue	6	4	3,570	5,619	5,864	\$419.89	3	2007	7,666	88
House	\$1,650,000	119 S Lafayette Street	3	3	3,355	3,792	3,792	\$491.80	2	2002	4,670	24

House	\$1,650,000	922 S Clarkson Street	6	4	3,177	4,013	4,547	\$519.36	2	2020	4,750	131
House	\$1,675,000	519 S Gaylord Street	5	5	3,109	4,886	4,886	\$538.76	4	1929	6,240	60
House	\$1,685,000	865 S Gilpin Street	4	4	2,902	3,552	3,662	\$580.63	2	1913	6,720	25
House	\$1,695,000	930 S Gaylord Street	4	5	1,865	3,006	3,006	\$908.85	2	2020	4,720	41
House	\$1,695,000	790 S Gaylord Street	5	6	2,894	4,078	4,228	\$585.69	3	1929	6,250	61
House	\$1,699,990	921 S High Street	6	5	2,909	4,762	4,860	\$584.39	2	1912	4,720	19
House	\$1,795,000	264 S Franklin Street	5	4	2,589	3,703	3,887	\$693.32	2	2020	4,480	19
House	\$1,899,000	808 S Williams Street	4	4	2,226	3,447	3,447	\$853.10	2	2017	6,250	52
House	\$2,050,000	1060 S Gilpin Street	4	5	3,371	4,309	4,409	\$608.13	2	1942	6,250	15
House	\$2,199,000	1164 S High Street	5	5	3,898	4,976	5,747	\$564.14	3	2006	6,648	50
House	\$2,200,000	601 S High Street	5	5	2,852	4,113	4,113	\$771.39	2	2021	4,740	48
House	\$2,349,999	1057 S York Street	5	5	3,456	5,105	5,205	\$679.98	3	2015	6,300	75
House	\$2,395,000	772 S Williams Street	4	4	3,290	4,921	5,021	\$727.96	2	2000	5,370	114
House	\$2,499,999	1181 S Vine Street	5	5	3,229	4,694	4,694	\$774.23	2	2020	6,250	47
House	\$2,750,000	1102 S York Street	5	6	4,102	5,498	5,847	\$670.40	2	2016	6,300	18
House	\$2,750,000	470 S York Street	6	5	4,048	6,021	6,121	\$679.35	2	2014	6,240	20
House	\$2,775,000	1334 S Race Street	6	6	3,587	5,037	5,252	\$773.63	3	2020	6,300	40
House	\$3,789,000	610 S Franklin Street	5	5	3,197	4,934	4,934	\$1,185.17	2	2017	6,740	131
House	\$4,200,000	528 S Franklin Street	6	4	4,500	6,000	6,000	\$933.33	3	2021	6,740	57
House	\$4,500,000	850 S Franklin Street	7	5	4,932	7,688	7,888	\$912.41	2	1989	10,100	104
House	\$5,000,000	1991 E Alameda Avenue	5	4	4,499	5,857	6,041	\$1,111.36	3	1984	20,400	123
TOTAL ACTIVE = 56												