

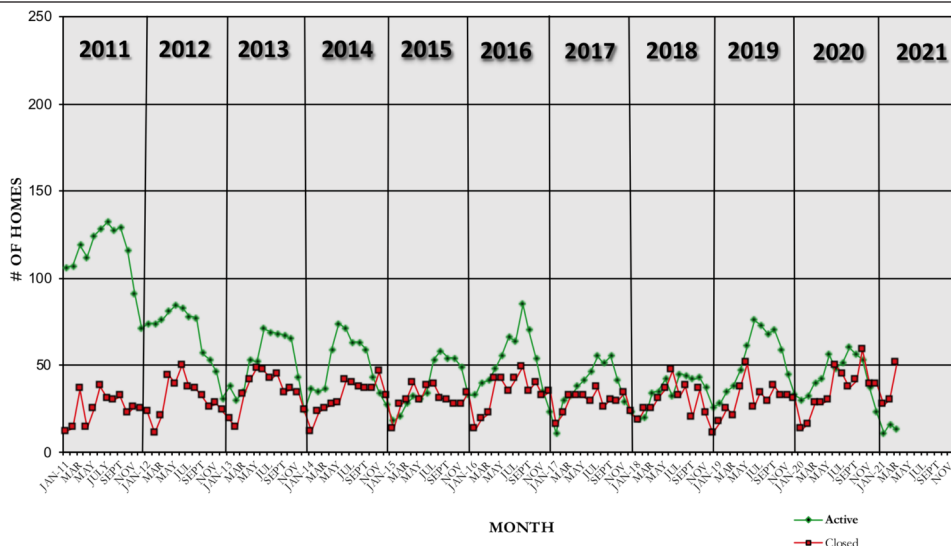
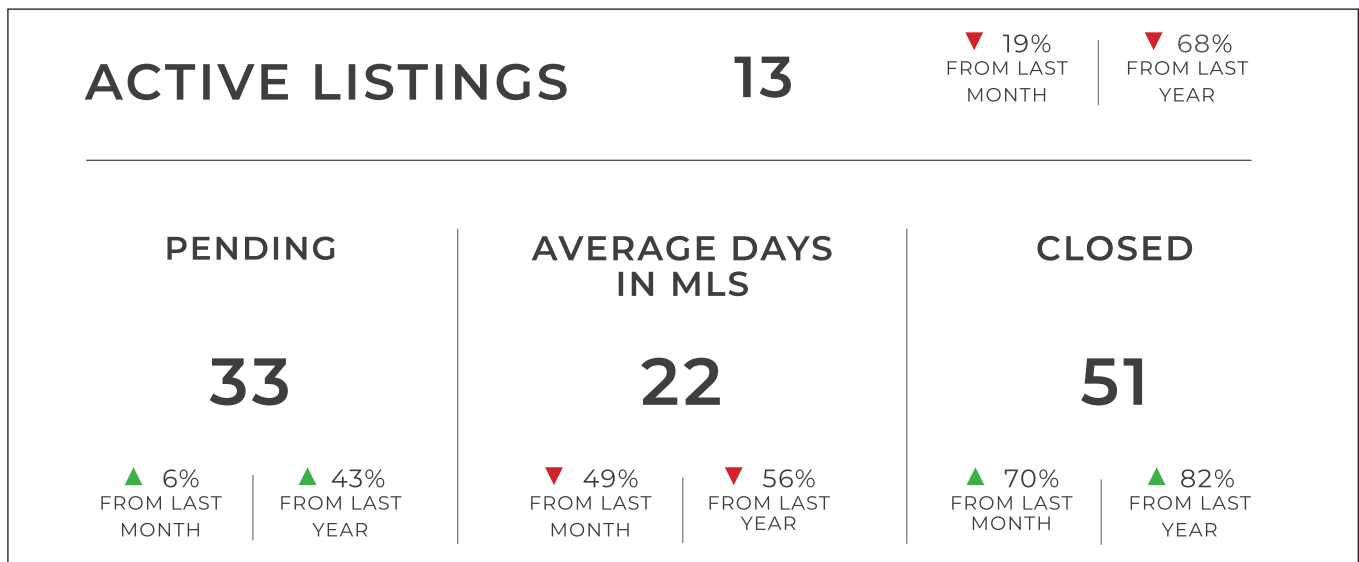
The Imbalance Continues....

Oh my, as of March 31st, there were only 13 houses for sale in Washington Park. Prior to 2021, we typically have seen only one month a year where we sold more homes in a month than were available to purchase. Now we have seen this imbalance for 4 months in a row. Typically, the market really gets going in March and we see a jump in inventory. That did not happen this year.

This created bidding wars of new dimensions. 76% of the sales this month sold at or above asking. Some sold for as much as \$100,000 over asking or more. If you are curious what your house might be worth in this great new market, please be in touch.

Without a doubt these are the best conditions I have seen for sellers in my 40 years as a Realtor. If you have an interest in taking advantage of these unprecedented Seller's Market, please give me a call. We're here to help you navigate this wild market.

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Structure Type	List Price	Address	Bedrooms Total	Bathrooms 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 (Sq. Ft.)	Days In MLS	Close Date	Close Price
CLOSED														
House	\$575,000	871 S Sherman Street	3	2	873	1,746	1,746	\$658.65	1	1929	4,690	42	3/31/21	\$575,000
House	\$575,000	504 S Logan Street	3	2	1,510	1,950	1,950	\$417.22	0	1904	3,485	3	3/5/21	\$630,000
House	\$589,900	169 S Ogden Street	2	1	859	1,073	1,264	\$727.59	2	1895	3,170	26	3/9/21	\$625,000
Duplex	\$600,000	592 S Ogden Street	3	2	1,131	1,621	1,681	\$543.77	0	1925	2,855	1	3/8/21	\$615,000
Townhouse	\$610,000	948 S Pearl Street #102	3	3	1,614	1,614	1,614	\$377.94	1	2008		0	3/15/21	\$610,000
Townhouse	\$625,000	936 S Pearl Street #102	3	3	1,614	1,614	1,614	\$418.22	1	2008		4	3/30/21	\$675,000
Townhouse	\$675,000	379 E Bayaud Avenue	3	3	1,174	1,510	1,510	\$587.73	1	2006	7,984	6	3/15/21	\$690,000
House	\$695,000	786 S Sherman Street	5	2	1,273	2,023	2,249	\$565.59	0	1902	4,690	5	3/11/21	\$720,000
House	\$699,000	985 S Emerson Street	3	2	1,231	1,231	1,583	\$609.26	1	1914	4,760	11	3/26/21	\$750,000
House	\$699,900	73 S Logan Street	3	2	1,513	1,513	1,513	\$482.49	2	1890	2,750	2	3/15/21	\$730,000
House	\$699,950	515 S Emerson Street	2	2	1,303	1,303	1,809	\$527.63	2	1905	4,230	4	3/11/21	\$687,500
House	\$700,000	732 S York Street	3	2	893	1,613	1,690	\$896.98	2	1927	4,690	3	3/22/21	\$801,000
Duplex	\$745,500	594 S Ogden Street	4	2	1,583	2,073	2,133	\$470.94	2	1925	3,500	0	3/10/21	\$745,500
House	\$750,000	48 S Logan Street	3	2	1,764	1,764	2,268	\$481.86	2	1900	3,049	4	3/19/21	\$850,000
House	\$769,900	134 S Clarkson Street	5	3	1,644	2,144	2,430	\$468.37	2	1900	4,750	9	3/5/21	\$770,000
House	\$775,000	1030 E Mississippi Avenue	3	2	1,497	1,897	1,997	\$544.42	0	1907	2,050	4	3/19/21	\$815,000
House	\$795,000	217 S Ogden Street	3	3	1,616	1,976	2,036	\$491.96	1	1907	4,760	0	3/14/21	\$795,000
House	\$829,000	127 S Emerson Street	3	2	1,840	2,225	2,614	\$486.96	1	1900	4,760	5	3/8/21	\$896,000
House	\$839,000	384 S Sherman Street	3	3	1,674	1,674	1,989	\$477.90	1	1891	4,160	80	3/25/21	\$800,000
House	\$850,000	201 S Lincoln Street	3	3	2,206	2,206	2,415	\$378.51	2	1890	4,160	10	3/19/21	\$835,000
House	\$850,000	148 S Grant Street	3	3	2,548	2,548	2,960	\$382.65	2	1898	3,780	5	3/10/21	\$975,000
House	\$879,900	463 S Emerson Street	4	2	1,178	2,356	2,356	\$752.55	2	1925	4,760	10	3/10/21	\$886,500
House	\$885,000	795 S Pennsylvania Street	2	4	2,002	2,644	2,802	\$392.61	2	1910	4,390	3	3/10/21	\$786,000
House	\$915,000	161 S Pearl Street	4	3	2,188	2,788	2,998	\$457.04	2	1910	4,687	3	3/19/21	\$1,000,000
Duplex	\$925,000	643 S Pennsylvania Street	4	4	1,997	2,977	3,028	\$458.19	1	2005	3,110	7	3/10/21	\$915,000
House	\$939,000	1325 S York Street	3	2	1,939	2,189	2,512	\$535.84	1	1908	6,300	3	3/19/21	\$1,039,000
House	\$949,000	436 S Gilpin Street	4	2	1,039	1,944	2,044	\$1,091.43	3	1940	4,990	3	3/8/21	\$1,134,000
Townhouse	\$950,000	840 S Clarkson Street	3	4	1,957	2,821	2,881	\$536.54	2	2006	3,170	3	3/31/21	\$1,050,000
Duplex	\$950,000	803 S Clarkson Street	3	4	1,986	2,851	2,948	\$528.70	2	2010	3,225	2	3/31/21	\$1,050,000
House	\$960,000	960 S York Street	3	2	1,133	2,166	2,266	\$935.57	1	1921	4,690	3	3/26/21	\$1,060,000
House	\$975,000	591 S York Street	4	2	1,280	2,560	2,560	\$839.84	2	1928	6,240	1	3/26/21	\$1,075,000
House	\$985,000	1044 S Corona Street	3	2	1,730	2,759	2,959	\$561.85	2	1923	4,750	13	3/11/21	\$972,000
Townhouse	\$988,000	450 S Corona Street	5	4	1,934	2,834	2,864	\$509.82	2	2005	3,125	12	3/17/21	\$986,000
House	\$999,000	1342 S Corona Street	4	3	1,358	2,648	2,716	\$731.96	2	1923	5,990	18	3/5/21	\$994,000
Duplex	\$1,000,000	980 S Ogden Street	3	4	1,862	2,607	2,793	\$535.45	2	2010	3,170	4	3/30/21	\$997,000
House	\$1,175,000	515 S Pearl Street	4	5	2,578	3,120	3,120	\$442.20	3	1893	4,690	88	3/16/21	\$1,140,000
Duplex	\$1,192,000	1165 & 1173 S Clarkson Street	4	3	1,672	2,508	3,344	\$717.70	4	1927	7,770	4	3/25/21	\$1,200,000
House	\$1,198,000	618 S Williams Street	4	3	1,768	2,801	2,801	\$678.73	1	1926	4,680	3	3/25/21	\$1,200,000
House	\$1,210,000	438 S Humboldt Street	5	3	1,605	2,605	2,745	\$753.89	2	1924	4,760	5	3/3/21	\$1,210,000
House	\$1,385,000	703 S Vine Street	4	2	1,401	2,427	2,744	\$1,006.78	2	1931	6,510	7	3/29/21	\$1,410,500
House	\$1,400,000	617 S Corona Street	4	4	1,932	2,606	2,606	\$711.70	2	1926	5,080	4	3/5/21	\$1,375,000
Duplex	\$1,485,000	1184 S Ogden Street	4	5	2,346	3,302	3,302	\$632.99	2	2021	3,125	0	3/20/21	\$1,485,000
House	\$1,595,000	119 S Lafayette Street	3	3	3,355	3,792	3,792	\$417.29	2	2002	4,670	144	3/3/21	\$1,400,000

House	\$1,599,950	519 S Gaylord Street	4	5	3,109	4,886	4,886	\$514.80	4	1929	6,240	95	3/25/21	\$1,600,500
House	\$1,950,000	1060 S Gilpin Street	5	4	3,371	4,309	4,409	\$563.63	2	1942	6,250	143	3/18/21	\$1,900,000
House	\$1,990,000	800 S Gaylord Street	4	5	3,636	4,615	4,815	\$522.55	2	1912	8,080	97	3/5/21	\$1,900,000
House	\$1,995,000	732 S Gilpin Street	5	5	2,920	4,006	4,046	\$693.49	2	1922	4,697	4	3/24/21	\$2,025,000
House	\$2,100,000	772 S Williams Street	4	4	3,290	5,021	5,021	\$627.66	2	2000	5,370	50	3/19/21	\$2,065,000
House	\$2,750,000	1015 S High Street	5	6	3,580	5,573	5,925	\$837.99	2	2018	6,300	3	3/26/21	\$3,000,000
House	\$3,450,000	610 S Franklin Street	5	5	3,520	5,226	5,226	\$980.11	2	2015	6,740	9	3/2/21	\$3,450,000
House	\$4,500,000	850 S Franklin Street	5	7	4,932	7,688	7,888	\$887.06	2	1989	10,100	149	3/5/21	\$4,375,000
TOTAL CLOSED = 51 AVERAGE DAYS IN MLS = 22														

Structure Type	List Price	Address	Bedrooms Total	Bathrooms 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 (Sq. Ft.)	Days In MLS
PENDING												
Duplex	\$530,000	143 S Sherman Street	2	1	766	1,079	1,079	\$691.91	1	1924	3,787	7
Townhouse	\$545,000	200 S Logan Street	2	2	946	946	1,176	\$576.11	0	1904	1,499	5
Townhouse	\$549,900	251 S Lincoln Street	3	2	1,378	1,649	1,662	\$399.06	1	1906	2,232	6
Duplex	\$574,900	732 S Logan Street	3	2	900	1,800	1,800	\$638.78	0	1963	6,150	207
House	\$614,900	328 S Logan Street	3	1	1,024	1,024	1,262	\$600.49	2	1895	4,792	13
House	\$649,000	71 S Sherman Street	2	1	790	1,207	1,373	\$821.52	2	1941	4,690	3
Duplex	\$649,900	734 S Logan Street	3	2	900	1,800	1,800	\$722.11	2	1963	6,150	207
House	\$695,000	234 S Sherman Street	3	3	1,201	1,201	1,476	\$578.68	2	1893	2,970	5
Townhouse	\$699,000	99 S Logan Street	2	3	1,222	1,222	1,681	\$572.01	2	2006		2
Townhouse	\$699,900	948 S Pearl Street #105	3	3	1,863	1,863	1,863	\$375.68	2	2008	1,307	4
House	\$700,000	1395 S University Boulevard	4	2	977	1,777	1,803	\$716.48	1	1949	6,500	2
House	\$719,000	515 S Washington Street	3	1	1,492	1,492	1,748	\$481.90	1	1900	4,690	5
House	\$720,000	895 S Clarkson Street	2	1	1,240	1,240	1,588	\$580.65	1	1900	6,460	1
House	\$720,000	115 S Pennsylvania Street	3	2	1,206	2,166	2,216	\$597.01	1	1912	3,875	2
House	\$740,000	911 S University Boulevard	2	2	1,328	1,917	1,948	\$557.23	0	1924	6,500	15
House	\$775,000	507 S Gaylord Street	3	2	1,276	1,610	1,944	\$607.37	0	1895	4,680	5
House	\$795,000	123 S Logan Street	4	3	1,682	2,180	2,180	\$472.65	2	1900	4,310	4
House	\$825,000	272 S Ogden Street	3	2	1,115	2,225	2,451	\$739.91	1	1910	4,792	5
House	\$850,000	1531 E Alameda Avenue	3	2	1,780	1,780	2,080	\$477.53	1	1905	3,610	120
House	\$925,000	1166 S Emerson Street	3	2	1,802	2,061	2,987	\$513.32	1	1912	4,680	4
House	\$960,000	741 S Sherman Street	4	3	1,747	2,032	2,260	\$549.51	1	1926	4,160	2
House	\$985,000	754 S York Street	3	3	1,262	2,461	2,524	\$780.51	2	1927	6,250	3
House	\$995,000	779 S Race Street	2	2	1,053	1,732	1,958	\$944.92	2	1925	5,120	3
House	\$1,155,000	115 S Emerson Street	5	4	1,971	3,042	3,042	\$586.00	2	1895	3,972	12
House	\$1,225,000	580 S Race Street	4	3	1,250	2,475	2,500	\$980.00	2	1929	5,200	27
House	\$1,299,000	885 S Vine Street	5	4	2,351	3,151	4,183	\$552.53	2	1925	4,680	3
House	\$1,495,000	1420 S Gaylord Street	4	4	2,978	4,286	4,613	\$502.01	2	1996	6,300	6
House	\$1,775,000	863 S Williams Street	4	4	2,385	3,413	3,513	\$744.23	2	1925	4,690	5
House	\$2,000,000	140 S Franklin Street	2	3	2,463	3,363	3,463	\$812.02	2	1966	9,340	8
House	\$2,450,000	560 S Race Street	5	5	3,020	4,565	4,565	\$811.26	2	2015	4,680	3
House	\$2,500,000	1310 S Humboldt Street	5	5	3,472	5,204	5,361	\$720.05	2	2013	6,240	12
House	\$2,699,000	1090 S Williams Street	6	6	3,968	5,168	5,312	\$680.19	2	1994	6,300	6
House	\$2,700,000	415 S Gaylord Street	5	6	3,574	5,302	5,393	\$755.46	2	2018	6,240	4
TOTAL PENDING = 33												

Structure Type	List Price	Address	Bedrooms Total	Bathrooms 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 (Sq. Ft.)	Days In MLS
ACTIVE												
Townhouse	\$337,500	507 E Dakota Avenue	1	1	486	620	620	\$694.44	0	1910		32
House	\$1,300,000	1250 S Clarkson Street	2	2	1,132	1,132	1,132	\$1,148.41	1	1910	10,988	42
House	\$1,785,000	1467 S Humboldt Street	4	4	3,036	4,112	4,191	\$587.94	2	1992	6,220	26
House	\$1,995,000	1443 S Vine Street	5	5	3,686	5,207	5,387	\$541.24	2	2008	6,098	13
House	\$2,100,000	1051 S Downing Street	4	5	2,152	3,644	3,644	\$975.84	2	2021	4,755	55
House	\$2,175,000	487 S Gaylord Street	5	5	2,966	4,328	4,328	\$733.31	2	2015	4,680	5
House	\$2,199,000	328 S Gilpin Street	5	5	2,795	4,367	4,367	\$786.76	2	2021	4,680	52
House	\$2,459,000	1483 S Vine Street	5	5	3,169	4,920	4,920	\$775.95	3	2020	6,300	104
House	\$2,470,000	516 S High Street	5	6	3,337	4,596	4,596	\$740.19	2	2021	4,680	60
House	\$2,650,000	461 S York Street	5	5	3,481	4,983	5,165	\$761.28	2	2021	6,255	109
House	\$2,745,000	603 S Williams Street	5	6	4,194	6,144	6,144	\$654.51	2	2008	6,250	13
House	\$2,795,000	921 S Vine Street	6	6	3,749	5,562	5,562	\$745.53	2	2017	6,300	5
House	\$4,495,000	1991 E Alameda Avenue #5	4	5	4,499	5,857	6,041	\$999.11	3	1984	20,400	304
TOTAL ACTIVE = 13												