

WASHINGTON PARK MARKET STATISTICS

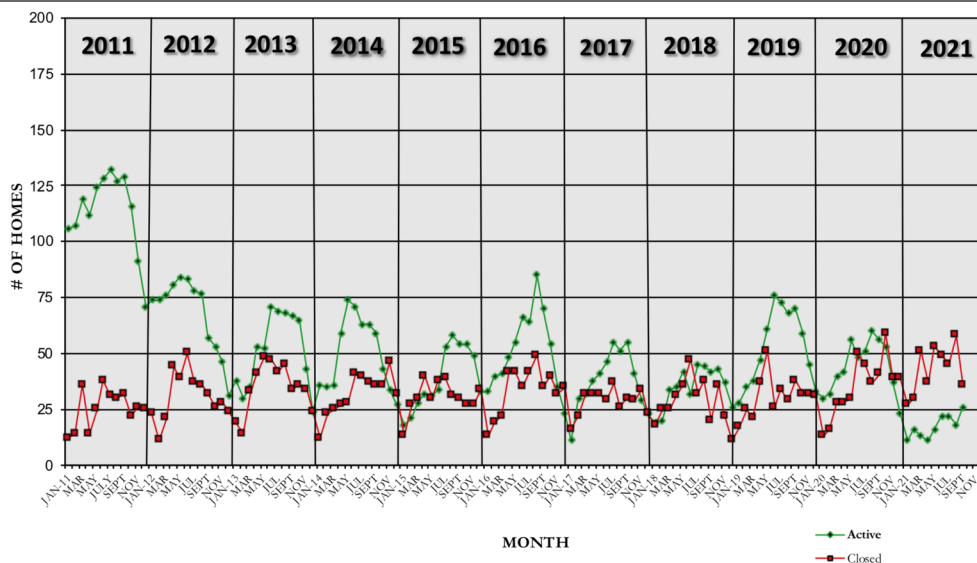
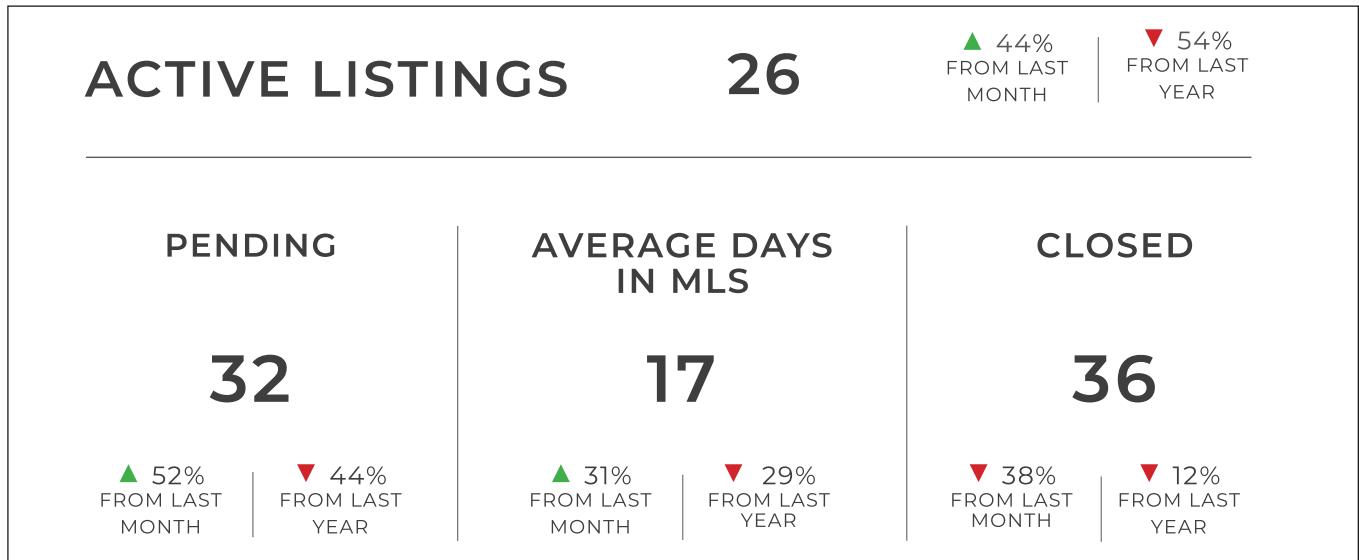
SEPTEMBER REVIEW 2021

It Remains a strong seller's Market

58 homes closed in August of 2021 tied with October of 2020 for the most Washington Park sales in my recorded history. That number is pretty unsustainable so it is not a surprise this month to see a 38% drop in closings from August to September. Also, if we had a record number of sales in October of 2020 that means we likely had a record number of pending sales in September of 2020. Therefore, we also see a 44% year over year drop in the number of homes that are pending. One might think there is cause for alarm until they look at the inventory and see that there are 54% fewer homes available to buy than there were a year ago. It remains a strong seller's market.

I had a couple of calls last month about my reference to Capital Gains Tax. The current law is that when the profit on a home exceeds \$500,000 for a married couple or \$250,000 for a single person, any additional profit is subject to State and Federal Capital Gains Tax. Most of us long term Washington Park residents never dreamed of making those kinds of profits when we paid \$50,000 or even \$200,000 for our houses. Now we are there. If you feel that you might be in this situation, you should discuss your options with your tax advisor. If we can help you or someone you know, please don't hesitate to get in touch.

Erin Bridge



Based on information from REcolorado for the period of 9/1/2021 - 9/30/2021 as reported on 10/7/21, 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	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														
Townhouse	\$349,900	39 Clarkson Street A	2	1	520	520	520	\$625.00	0	1907	579	39	9/24/21	\$325,000
House	\$499,999	116 E Ellsworth Avenue	1	1	987	987	987	\$514.18	1	1938	2,178	4	9/24/21	\$507,500
Townhouse	\$589,000	21 S Lincoln Street	3	2	1,408	1,743	1,743	\$415.48	0	1910		25	9/1/21	\$585,000
House	\$650,000	117 S Logan Street	2	2	1,603	1,603	1,977	\$405.49	2	1900	4,310	3	9/1/21	\$650,000
House	\$650,000	570 S Emerson Street	3	2	1,045	1,421	2,090	\$718.66	2	1925	5,550	4	9/24/21	\$751,000
Duplex	\$689,900	404 S Grant Street	3	3	1,848	1,848	2,088	\$378.79	1	1896	3,300	32	9/10/21	\$700,000
House	\$740,000	222 S Logan Street	4	2	1,776	1,776	2,724	\$416.67	3	1903	4,687	6	9/10/21	\$740,000
House	\$759,000	406 S Sherman Street	4	2	1,570	1,570	1,984	\$493.63	0	1901	4,460	5	9/3/21	\$775,000
House	\$825,000	15 N Grant Street	5	2	2,262	2,906	3,748	\$342.62	3	1921	5,700	18	9/16/21	\$775,000
Duplex	\$829,000	238 S Lincoln Street	3	3	2,237	2,237	2,460	\$370.59	2	1891	4,356	4	9/28/21	\$829,000
House	\$840,000	681 S Clarkson Street	3	2	1,792	2,109	2,109	\$460.38	2	1905	4,170	9	9/3/21	\$825,000
House	\$849,000	375 S Washington Street	3	2	1,480	2,016	2,016	\$560.81	3	1905	4,120	38	9/3/21	\$830,000
House	\$865,000	1050 S York Street	3	2	985	1,921	1,970	\$1,218.28	2	1928	6,300	5	9/28/21	\$1,200,007
House	\$889,000	1080 S Emerson Street	3	2	1,396	1,736	1,736	\$716.33	2	1911	4,750	3	9/3/21	\$1,000,000
House	\$925,000	270 S Clarkson Street	3	3	2,325	2,325	2,625	\$391.40	2	1899	6,340	10	9/10/21	\$910,000
House	\$949,000	773 S Pennsylvania Street	3	3	1,968	1,968	2,259	\$467.48	2	1905	4,230	120	9/29/21	\$920,000
House	\$960,000	450 S Humboldt Street	3	2	1,140	1,880	2,280	\$842.11	2	1924	4,760	33	9/3/21	\$960,000
House	\$975,000	472 S Humboldt Street	4	2	1,055	1,899	2,110	\$924.17	1	1929	4,760	14	9/9/21	\$975,000
House	\$975,000	471 S Downing Street	4	2	1,298	2,458	2,596	\$762.71	1	1927	4,760	3	9/21/21	\$990,000
House	\$999,500	720 S York Street	3	3	1,602	1,602	1,602	\$639.83	3	1991	4,690	1	9/10/21	\$1,025,000
House	\$1,000,000	736 S Williams Street	4	1	990	1,348	1,980	\$1,328.28	0	1910	6,250	1	9/1/21	\$1,315,000
House	\$1,150,000	842 S Williams Street	2	2	1,297	1,714	2,594	\$886.66	1	1920	6,250	0	9/22/21	\$1,150,000
Townhouse	\$1,195,000	345 S Franklin Street	4	5	1,926	2,841	2,889	\$700.93	2	2012	3,175	5	9/1/21	\$1,350,000
House	\$1,200,000	1400 S Vine Street	4	3	1,971	3,087	3,146	\$583.46	2	1932	6,300	52	9/28/21	\$1,150,000
House	\$1,200,000	528 S Pennsylvania Street	4	4	1,905	2,705	2,778	\$681.89	2	1927	4,690	2	9/13/21	\$1,299,000
House	\$1,299,000	957 S Gaylord Street	3	3	1,290	2,413	2,413	\$1,031.01	3	1915	6,300	4	9/29/21	\$1,330,000
House	\$1,300,000	330 S Vine Street	4	4	2,430	3,480	3,630	\$514.40	2	1969	6,240	19	9/13/21	\$1,250,000
House	\$1,550,000	859 S York Street	4	4	2,541	2,906	3,136	\$610.00	2	1895	6,250	2	9/17/21	\$1,550,000
House	\$1,675,000	1800 E Cedar Avenue	3	3	3,686	3,686	3,764	\$434.07	2	1979	8,060	45	9/28/21	\$1,600,000
House	\$1,795,000	725 S Vine Street	5	4	2,265	3,350	3,350	\$849.23	2	1931	6,240	4	9/7/21	\$1,923,500
House	\$1,998,000	1420 S Gaylord Street	5	4	2,978	4,286	4,613	\$721.96	2	1996	6,300	1	9/2/21	\$2,150,000
House	\$2,875,000	1102 S York Street	6	5	4,102	5,498	5,847	\$744.76	2	2016	6,300	2	9/10/21	\$3,055,000
House	\$2,950,000	2045 E Alameda Avenue	4	6	4,830	6,182	7,083	\$548.65	3	1993	14,217	64	9/22/21	\$2,650,000
House	\$3,100,000	1296 S York Street	5	6	4,361	5,732	5,977	\$710.85	2	2021	6,250	23	9/3/21	\$3,100,000
House	\$3,350,000	1991 E Alameda Avenue 2	4	6	5,357	5,357	5,806	\$611.35	2	1988	31,200	6	9/24/21	\$3,275,000
House	\$3,475,000	938 S Vine Street	6	7	3,876	5,814	5,814	\$896.54	2	2021	6,300	0	9/23/21	\$3,475,000
TOTAL CLOSED = 36 AVERAGE DAYS IN MLS = 17														

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												
House	\$300,584	208 S Pennsylvania Street	3	3	1,080	2,160	2,160	\$278.32	2	2011	4,289	0
Duplex	\$335,000	619 E Dakota Avenue	1	1	630	630	743	\$531.75	0	1908	1,450	3
House	\$475,000	157 S Corona Street	2	1	866	866	1,221	\$548.50	0	1900	3,170	8
House	\$529,000	581 S Lincoln Street	4	1	1,696	1,696	2,300	\$311.91	1	1907	4,690	4
Duplex	\$539,000	614 E Ellsworth Avenue	2	1	741	741	1,314	\$727.40	1	1926	1,893	13
House	\$550,000	1145 S Clarkson Street	2	1	1,044	1,044	1,330	\$526.82	2	1910	4,696	5
House	\$599,900	1050 S Pennsylvania Street	2	1	953	953	953	\$629.49	2	1905	4,160	13
Duplex	\$600,000	648 S Sherman Street	2	2	761	1,045	1,060	\$788.44	1	1906	3,102	41
House	\$650,000	232 S Sherman Street	3	2	1,177	1,177	1,386	\$552.25	2	1893	2,970	4
House	\$650,000	456 S Lincoln Street	3	2	1,518	1,693	1,868	\$428.19	2	1905	4,470	1
Townhouse	\$650,000	346 S Pennsylvania Street	3	2	1,010	1,518	1,545	\$643.56	1	1908	3,119	14
House	\$675,000	472 S Logan Street	3	1	1,678	1,678	2,017	\$402.26	1	1905	4,410	34
House	\$710,000	531 S Lincoln Street	3	2	1,292	2,449	2,512	\$549.54	2	1909	4,690	42
Townhouse	\$759,900	943 S Washington Street	3	3	1,746	1,746	1,746	\$435.22	1	2010		33
House	\$775,000	18 N Sherman Street	3	2	1,637	1,637	2,282	\$473.43	0	1901	3,049	1
House	\$785,000	439 S Washington Street	4	2	1,029	1,958	2,058	\$762.88	1	1924	4,690	6
Townhouse	\$799,000	11 N Ogden Street	3	4	2,376	2,732	2,786	\$336.28	2	1980	840	109
House	\$859,000	1051 S Pearl Street	3	3	1,520	1,894	1,894	\$565.13	0	1900	3,120	131
House	\$875,000	627 S Pennsylvania Street	3	3	1,569	2,587	2,587	\$557.68	1	1905	5,390	4
House	\$875,000	501 S Ogden Street	4	3	1,200	2,190	2,190	\$729.17	1	1924	3,485	7
House	\$899,900	420 S Emerson Street	3	2	1,561	1,561	1,949	\$576.49	1	1910	6,350	4
House	\$925,000	1016 S Emerson Street	3	2	1,913	1,913	2,044	\$483.53	3	1909	4,760	3
House	\$950,000	63 S Logan Street	5	3	2,217	2,937	3,148	\$428.51	2	1902	3,370	8
House	\$1,099,000	361 S Clarkson Street	3	3	1,333	2,667	2,667	\$824.21	2	1923	4,690	5
House	\$1,125,000	455 S Sherman Street	5	4	2,708	3,810	3,869	\$415.44	0	1901	4,460	2
Duplex	\$1,250,000	248 S Humboldt Street	4	4	2,164	3,212	3,267	\$577.63	2	2003	3,205	5
Townhouse	\$1,695,000	1149 S Race Street	4	5	2,894	3,956	4,341	\$585.69	2	2010	2,342	4
House	\$1,750,000	441 S Gilpin Street	4	4	2,900	3,028	3,409	\$603.45	2	1898	6,741	2
House	\$1,775,000	1141 S Vine Street	5	6	3,473	4,121	4,505	\$511.09	3	1914	6,300	2
House	\$1,845,000	367 S Gilpin Street	4	5	3,470	4,685	4,778	\$531.70	3	1999	6,740	82
House	\$2,150,000	1481 S Vine Street	4	5	3,007	4,281	4,485	\$715.00	3	2007	6,300	3
House	\$2,495,000	245 S Williams Street	4	4	3,192	3,708	4,380	\$781.64	2	1921	10,400	2

TOTAL PENDING = 32

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												
House	\$550,000	81 N Sherman Street	3	1	1,246	1,246	1,575	\$441.41	2	1890	3,060	10
House	\$729,900	1193 S Clarkson Street	4	2	1,577	2,177	2,377	\$462.84	0	1910	4,000	56
House	\$774,900	582 S Grant Street	4	2	1,689	2,120	2,130	\$458.79	1	1903	4,170	15
House	\$775,000	1250 S Clarkson Street	2	2	1,132	1,132	1,132	\$684.63	1	1910	10,988	227
House	\$798,000	233 S Lincoln Street	3	3	1,793	1,793	2,092	\$445.06	2	1895	3,963	32
House	\$825,000	80 Washington Street	3	4	1,689	2,263	2,645	\$488.45	2	1900	3,049	21
House	\$875,000	857 S Grant Street	3	3	1,791	1,791	2,033	\$488.55	1	1890	6,250	14
House	\$875,000	1295 S Ogden Street	3	2	1,280	2,112	2,350	\$683.59	2	1926	9,350	72
Townhouse	\$995,000	247 S Lafayette Street	3	4	2,078	3,096	3,150	\$478.83	2	1999	3,120	7
House	\$995,000	557 S Pearl Street	5	3	2,024	2,643	2,792	\$491.60	2	1900	4,170	13
House	\$1,100,000	573 S Washington Street	4	4	2,098	2,349	2,421	\$524.31	1	1896	4,370	35
House	\$1,150,000	810 S York Street	3	3	1,431	2,103	2,327	\$803.63	1	1926	6,250	8
House	\$1,250,000	1484 S Humboldt Street	4	5	2,076	2,896	2,982	\$602.12	2	1927	6,240	7
Townhouse	\$1,275,000	695 S Corona Street	4	4	2,549	3,669	3,669	\$500.20	2	2000		8
Duplex	\$1,299,000	253-255 S Humboldt Street	4	2	1,986	3,186	3,186	\$654.08	2	1925	6,210	58
House	\$1,395,000	228 S Gilpin Street	3	2	1,713	2,153	2,444	\$814.36	2	1910	4,680	42
House	\$1,395,900	701 S Race Street	2	2	1,033	1,876	1,920	\$1,351.31	2	1912	4,830	41
House	\$1,450,000	1015 S Downing Street	5	3	2,264	2,542	2,846	\$640.46	2	1918	6,340	18
Quadruplex	\$1,500,000	215 E Cedar Avenue	8	4	2,819	2,819	2,819	\$532.10	1	1900	4,800	35
House	\$1,500,000	1525 S Humboldt Street	5	4	3,417	4,642	4,713	\$438.98	2	1961	12,975	88
House	\$1,599,999	1368 S Corona Street	5	4	3,308	4,857	5,029	\$483.68	2	2004	5,990	108
House	\$1,995,000	1860 E Cedar Avenue	4	3	3,214	4,047	4,047	\$620.72	2	1982	8,320	105
House	\$2,038,000	580 S Franklin Street	2	2	1,394	2,201	2,402	\$1,461.98	2	1949	6,550	8
House	\$2,555,000	1419 S York Street	5	5	2,994	4,628	4,628	\$853.37	2	1921	5,000	7
House	\$4,495,000	1991 E Alameda Avenue 5	4	5	4,499	5,857	6,041	\$999.11	3	1984	20,400	489
House	\$4,650,000	2255 E Alameda Avenue	3	4	4,364	5,826	7,672	\$1,065.54	3	1989	11,270	7
TOTAL ACTIVE = 26												