

The storm Before The Calm

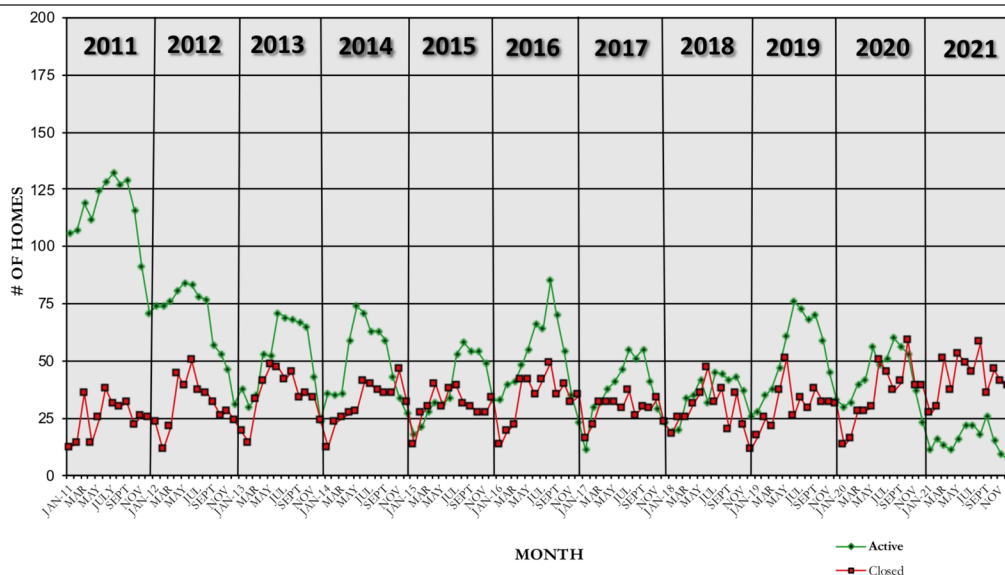
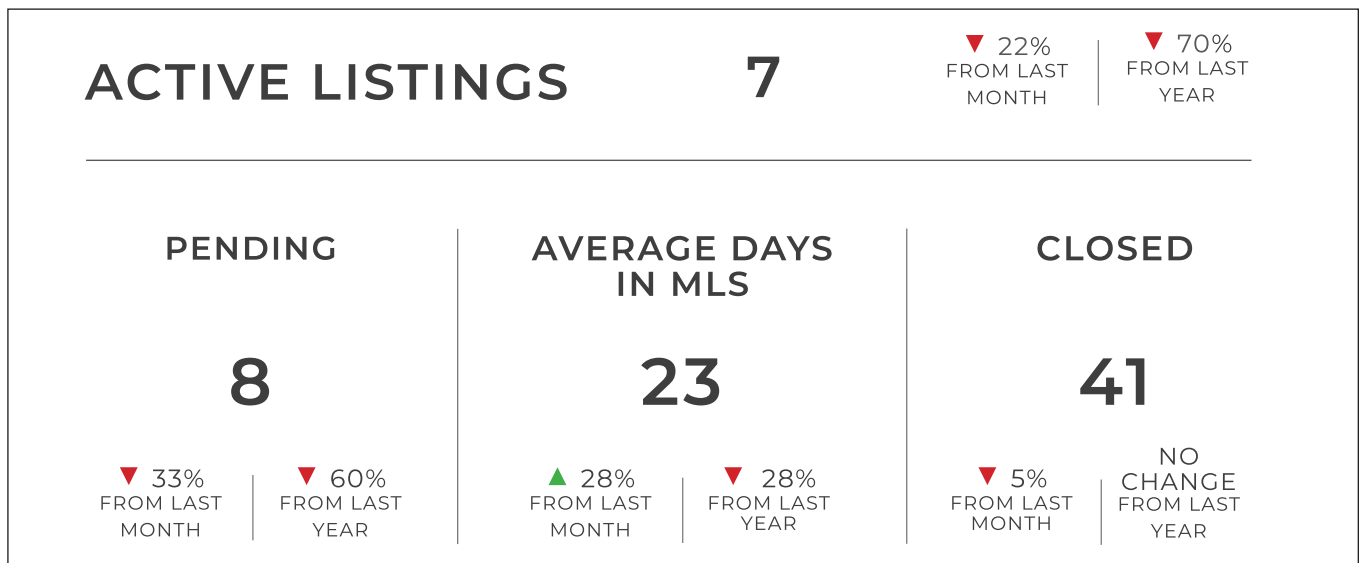
Stats like these are no longer surprising but remain concerning. With only 8 homes available in Washington Park and only 5 of them priced below \$1,000,000, affordability is certainly a concern. Many of us regret that our children who were raised in the neighborhood cannot afford to live near us.

This month, the statistic for Days in the MLS really has not changed. If we discard the outlier at 1991 E Alameda #5 that was in the MLS for 549 days, the number drops to 9 which is no change from last month.

This market could be the storm before the calm. There is a big frenzy of buyers right now trying to find a house before interest rates go up. That is predicted to happen this year and if it does, it will price even more buyers out of the market and could slow down the demand, creating the calm. It could be an interesting year.

Regardless of how the year goes, we are here to bring you the latest information about the changing market conditions that will put you in the best, most competitive position should you decide to make a move. If we can help, please be in touch.

Erin Bridge



Based on information from REcolorado for the period of 12/1/2021 - 12/31/2021 as reported on 1/7/22, 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														
Duplex	\$415,000	243 E Alameda Avenue	3	1	658	900	963	\$668.69	0	1906		1	12/21/21	\$440,000
Duplex	\$495,000	612 E Ellsworth Avenue	2	1	741	741	1,314	\$695.01	0	1926		2	12/10/21	\$515,000
House	\$625,000	481 S Clarkson Street	4	2	1,748	1,748	1,748	\$400.46	1	1909	4,170	1	12/14/21	\$700,000
House	\$640,000	408 E 1st Avenue	3	2	1,498	1,498	1,498	\$433.91	0	1890	2,014	3	12/7/21	\$650,000
House	\$725,000	554 S Clarkson Street	3	2	1,000	2,000	2,000	\$780.00	1	1925	4,760	7	12/30/21	\$780,000
House	\$775,000	1156 S Emerson Street	2	1	1,290	1,290	1,671	\$664.79	1	1914	4,680	3	12/7/21	\$857,578
House	\$786,000	658 S Sherman Street	2	2	1,626	1,746	1,978	\$492.00	2	1905	3,920	2	12/20/21	\$800,000
House	\$800,000	1143 S Corona Street	2	2	898	1,597	1,796	\$918.71	1	1924	4,680	1	12/22/21	\$825,000
House	\$825,000	80 Washington Street	3	4	1,689	2,263	2,645	\$473.65	2	1900	3,121	18	12/2/21	\$800,000
House	\$825,000	1446 S Gaylord Street	2	1	743	1,243	1,403	\$1,244.95	1	1925	5,350	3	12/13/21	\$925,000
House	\$850,000	857 S Grant Street	3	3	1,791	1,791	2,033	\$467.62	1	1890	6,250	28	12/8/21	\$837,500
Duplex	\$850,000	357 S Ogden Street	4	2	1,696	1,696	1,696	\$619.10	2	1922	6,350	4	12/23/21	\$1,050,000
House	\$899,900	624 S York Street	3	2	1,284	2,152	2,568	\$915.11	1	1927	6,240	1	12/21/21	\$1,175,000
House	\$919,000	550 S Sherman Street	4	3	1,200	2,100	2,400	\$750.00	1	1916	4,690	35	12/30/21	\$900,000
House	\$925,000	951 S Clarkson Street	6	3	1,892	2,592	2,854	\$515.33	3	1896	6,050	3	12/30/21	\$975,000
House	\$945,000	969 S Vine Street	2	1	2,394	2,394	2,394	\$574.35	2	1921	6,300	2	12/20/21	\$1,375,000
Townhouse	\$950,000	715 S Logan Street	3	4	1,553	2,101	2,101	\$724.40	2	2020	1,725	4	12/14/21	\$1,125,000
Townhouse	\$995,000	247 S Lafayette Street	3	4	2,078	3,096	3,150	\$469.20	2	1999	3,120	23	12/3/21	\$975,000
House	\$1,075,000	574 S Corona Street	3	2	1,222	2,444	2,444	\$943.54	1	1924	4,760	3	12/8/21	\$1,153,000
House	\$1,100,000	573 S Washington Street	4	4	2,098	2,349	2,421	\$500.48	1	1896	4,370	47	12/3/21	\$1,050,000
House	\$1,185,000	1007 S Vine Street	3	2	1,264	1,849	1,937	\$949.37	2	1915	4,200	5	12/14/21	\$1,200,000
House	\$1,195,000	400 S Gilpin Street	3	2	1,946	1,946	3,027	\$595.07	1	1917	4,160	11	12/1/21	\$1,158,000
House	\$1,198,000	1221 S High Street	3	2	1,362	2,071	2,271	\$991.19	1	1910	6,300	8	12/3/21	\$1,350,000
House	\$1,200,000	1484 S Humboldt Street	4	5	2,076	2,896	2,982	\$580.44	2	1927	6,240	26	12/8/21	\$1,205,000
House	\$1,275,000	38 S Lincoln Street	6	3	2,379	2,964	2,964	\$535.94	0	1890	6,250	7	12/15/21	\$1,275,000
Duplex	\$1,500,000	458 S Emerson Street	5	5	2,457	3,376	3,418	\$596.26	2	2012	3,188	6	12/14/21	\$1,465,000
House	\$1,700,000	850 S York Street	4	3	1,767	2,967	3,392	\$1,028.30	2	1926	6,250	1	12/3/21	\$1,817,000
House	\$1,750,000	1265 S Corona Street	4	4	2,400	3,300	3,500	\$729.17	2		4,690	0	12/10/21	\$1,750,000
House	\$1,750,000	441 S Gilpin Street	4	4	2,900	3,028	3,409	\$612.07	2	1898	6,741	2	12/1/21	\$1,775,000
House	\$1,875,000	1000 S Pearl Street	3	4	2,740	3,653	3,753	\$729.93	2	1900	6,250	5	12/20/21	\$2,000,000
House	\$2,125,000	584 S Gilpin Street	4	5	2,410	3,260	3,260	\$881.74	2	1925	4,680	24	12/10/21	\$2,125,000
House	\$2,250,000	1335 S Vine Street	4	4	2,877	4,359	4,443	\$782.06	2	2004	6,300	26	12/9/21	\$2,250,000
House	\$2,300,000	1055 S Downing Street	4	5	3,147	4,497	4,497	\$736.73	2	2021	4,755	0	12/17/21	\$2,318,500
House	\$2,500,000	477 S Vine Street	4	5	2,909	3,969	4,069	\$928.15	2	2021	4,680	5	12/17/21	\$2,700,000
House	\$2,650,000	850 S Gilpin Street	4	5	2,865	4,297	4,297	\$951.13	3	2016	4,690	3	12/30/21	\$2,725,000
House	\$2,695,000	685 S Williams Street	4	4	3,391	4,131	4,213	\$810.97	2	1924	6,240	1	12/29/21	\$2,750,000
House	\$2,795,000	1150 S Gilpin Street	5	5	2,936	3,516	4,191	\$952.32	0	1951	6,300	0	12/6/21	\$2,796,000
House	\$3,500,000	726 S Vine Street	5	6	3,473	5,123	5,123	\$1,007.77	2	2021	6,240	7	12/30/21	\$3,500,000
House	\$4,495,000	1991 E Alameda Avenue 5	4	5	4,499	5,857	6,041	\$944.65	3	1984	20,400	549	12/30/21	\$4,250,000
TOTAL CLOSED = 39 AVERAGE DAYS ON MARKET = 23														

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	\$670,000	1160 S Clarkson Street	3	2	1,710	1,710	2,030	\$391.81		1901	3,485	30
House	\$725,000	1409 S Lafayette Street	2	2	1,533	1,533	2,055	\$472.93	0	1924	6,250	3
House	\$795,000	551 S Pearl Street	2	2	1,273	1,273	1,811	\$624.51	2	1891	4,690	13
House	\$925,000	821 S York Street	2	1	913	913	1,243	\$1,013.14	1	1891	6,240	2
House	\$979,000	1160 S Emerson Street	3	2	1,651	2,063	2,435	\$592.97	2	1925	4,680	4
House	\$1,395,000	1059 S York Street	3	2	1,941	1,941	2,343	\$718.70	2	1897	6,300	22
House	\$1,799,000	474 S Williams Street	4	4	2,418	3,500	3,523	\$744.00	2	1919	4,680	3
House	\$3,325,000	542 S Williams Street	4	6	3,038	5,135	5,235	\$1,094.47	2	2013	6,240	72
TOTAL PENDING = 8												

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ACTIVE												
House	\$649,999	877 S Grant Street	2	1	947	947	1,104	\$686.38	1	1908	3,870	64
House	\$775,000	1250 S Clarkson Street		0	1,132	1,132	1,132	\$684.63	1	1910	10,988	57
House	\$779,000	1050 S Pennsylvania Street	2	1	953	953	1,106	\$817.42	2	1905	4,160	18
House	\$1,074,000	300 S Franklin Street	2	2	1,401	1,401	1,614	\$766.60	2	1900	5,227	106
House	\$1,300,000	1235 S Downing Street	2	2	1,527	2,756	2,821	\$851.34	3	1923	5,990	9
House	\$2,555,000	1419 S York Street	5	5	2,994	4,628	4,628	\$853.37	2	2022	5,000	99
House	\$2,999,000	754 S York Street	5	5	3,710	5,592	5,592	\$808.36	3	2021	6,250	76
TOTAL ACTIVE = 7												