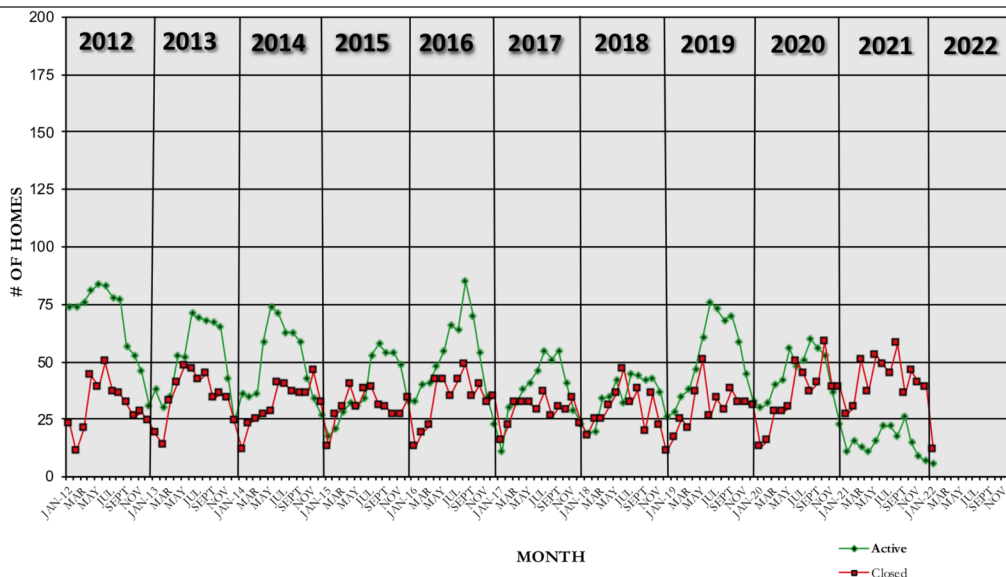
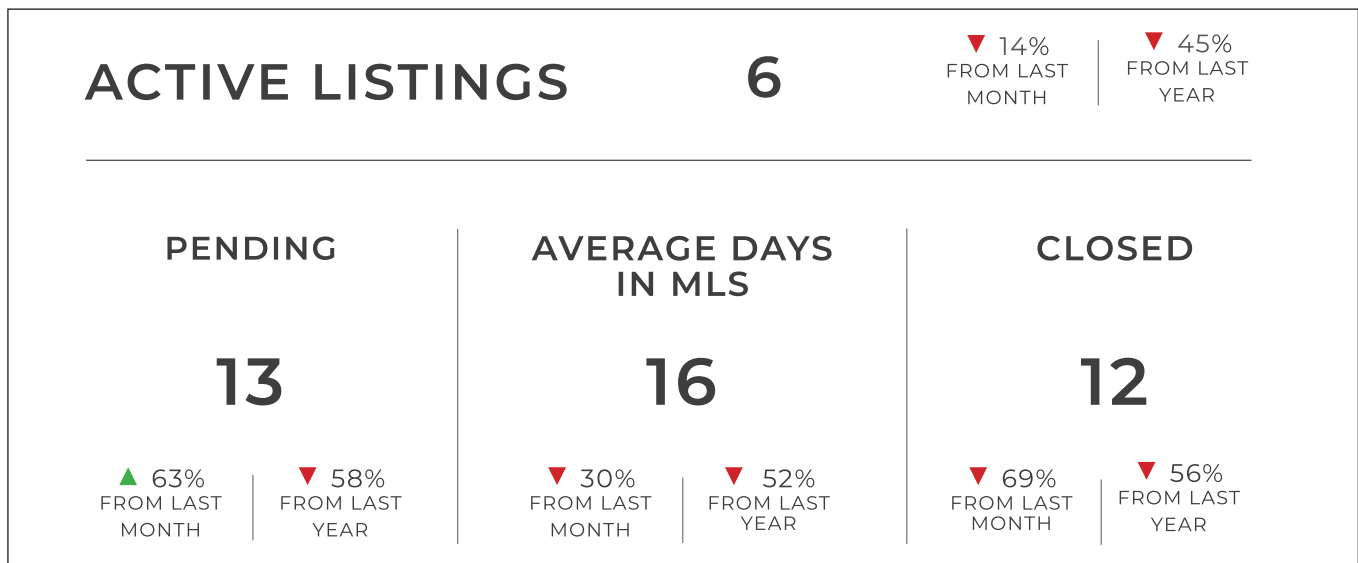


More of the same... Historically Low Inventory...

It was a slow month, not because of lack of enthusiasm from Buyers but rather because there was just about nothing to sell. Each month seems to be setting a new record for low inventory.

Once again the severe shortage of available homes with 50 or 75 showings the first weekend, multiple offers and prices that often are bid up by hundreds of thousands dollars. It truly is unprecedented. If you are interested in making a move, you could not pick a better time. Let us know if you have questions and how we can help.

Erin Bridge



Based on information from REcolorado for the period of 1/1/2022 - 1/31/2022 as reported on 2/3/22, 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														
Triplex	\$429,900	214 E Maple Avenue	2	1	715	715	1,020	\$637.76	0	1900	1,083	3	1/28/22	\$456,000
Triplex	\$475,000	216 E Maple Avenue	2	1	725	725	1,030	\$711.72	0	1900	1,083	2	1/31/22	\$516,000
Duplex	\$670,000	1160 S Clarkson Street	3	2	1,710	1,710	2,030	\$400.88		1901	3,485	5	1/18/22	\$685,500
House	\$795,000	551 S Pearl Street	2	2	1,273	1,273	1,811	\$636.29	2	1891	4,690	13	1/26/22	\$810,000
House	\$725,000	1409 S Lafayette Street	2	2	1,533	1,533	2,055	\$554.47	0	1924	6,250	3	1/11/22	\$850,000
House	\$979,000	1160 S Emerson Street	3	2	1,651	2,063	2,435	\$590.55	2	1925	4,680	4	1/7/22	\$975,000
House	\$1,299,000	1293 S Williams Street	6	2	1,558	2,896	2,896	\$834.40	2	1918	6,300	11	1/4/22	\$1,300,000
House	\$925,000	821 S York Street	2	1	913	913	1,243	\$1,440.31	1	1891	6,240	2	1/11/22	\$1,315,000
House	\$1,300,000	1235 S Downing Street	2	2	1,527	2,756	2,821	\$916.83	3	1923	5,990	12	1/24/22	\$1,400,000
House	\$1,799,000	474 S Williams Street	4	4	2,418	3,500	3,523	\$827.13	2	1919	4,680	3	1/21/22	\$2,000,000
House	\$2,225,000	1051 S Downing Street	4	5	2,152	3,644	3,644	\$1,062.04	2	2021	4,755	123	1/21/22	\$2,285,510
House	\$2,600,000	901 S York Street	4	5	2,832	4,229	4,249	\$988.70	2	2021	5,230	7	1/14/22	\$2,800,000
TOTAL CLOSED = 12 AVERAGE DAYS IN MLS = 16														

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												
Triplex	\$475,000	212 E Maple Avenue	2	1	715	715	1,020	\$664.34	0	1900	1,083	2
Quadruplex	\$499,000	587 S Pearl Street	1	2	591	766	775	\$844.33	0	1916	606	3
House	\$689,000	58 S Emerson Street	3	2	1,574	1,910	2,361	\$437.74	1	1910	4,680	3
House	\$759,900	1050 S Pennsylvania Street	2	1	953	953	1,106	\$797.38	2	1905	4,160	41
House	\$769,000	444 S Sherman Street	2	2	1,269	1,269	1,545	\$605.99	1	1894	4,460	2
House	\$799,900	539 S Pennsylvania Street	3	2	1,380	1,380	1,756	\$579.64	1	1900	4,690	5
House	\$975,000	764 S Corona Street	3	2	1,137	1,807	1,879	\$857.52	2	1920	4,760	1
Townhouse	\$1,010,000	703 S Logan Street	3	4	1,552	2,101	2,101	\$650.77	2	2020		2
House	\$1,200,000	149 S Grant Street	4	4	2,210	2,962	2,962	\$542.99	2	1901	4,730	6
House	\$1,299,000	515 S Pearl Street	4	5	2,578	3,120	3,120	\$503.88	3	1893	4,690	2
House	\$1,400,000	551 S Vine Street	4	2	1,152	2,204	2,304	\$1,215.28	2	1928	4,680	1
House	\$1,600,000	165 S Corona Street	5	4	2,308	3,376	3,432	\$693.24	3	2017	6,340	6
House	\$2,585,000	528 S Corona Street	6	6	3,223	4,560	4,631	\$802.05	2	1925	6,350	0
TOTAL PENDING = 13												

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	\$649,999	877 S Grant Street	2	1	947	947	1,104	\$686.38	1	1908	3,870	91
House	\$775,000	1250 S Clarkson Street	2	2	1,132	1,132	1,132	\$684.63	1	1910	10,988	84
House	\$795,000	1246 S Clarkson Street	2	2	1,752	1,752	2,004	\$453.77	3	1907	4,680	8
House	\$1,949,000	651 S Race Street	5	4	2,952	4,502	4,554	\$660.23	1	2007	4,680	58
House	\$2,950,000	1530 E Cedar Avenue	5	6	3,385	5,107	5,198	\$871.49	2	2008	6,210	48
House	\$2,999,000	754 S York Street	5	5	3,710	5,592	5,592	\$808.36	3	2021	6,250	103
TOTAL ACTIVE = 6												