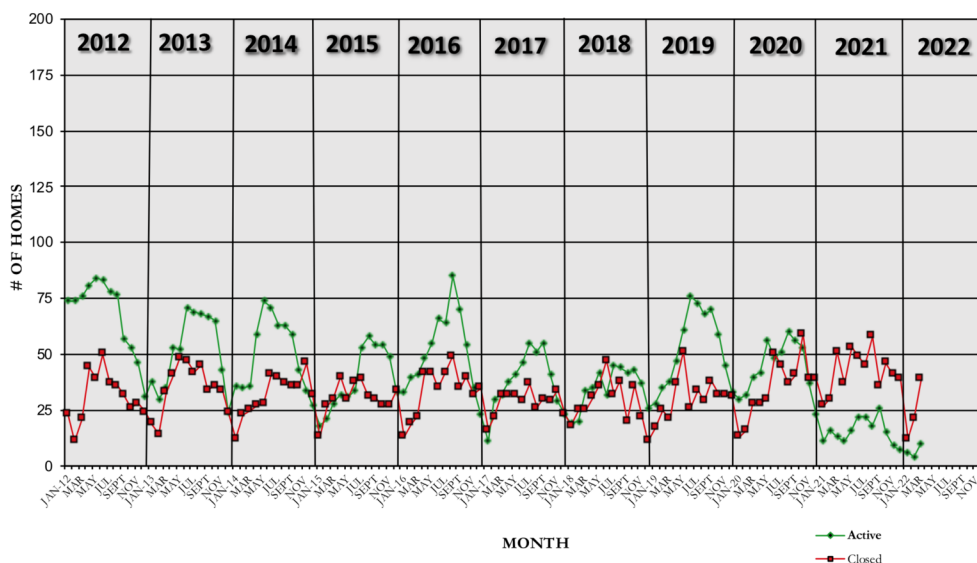
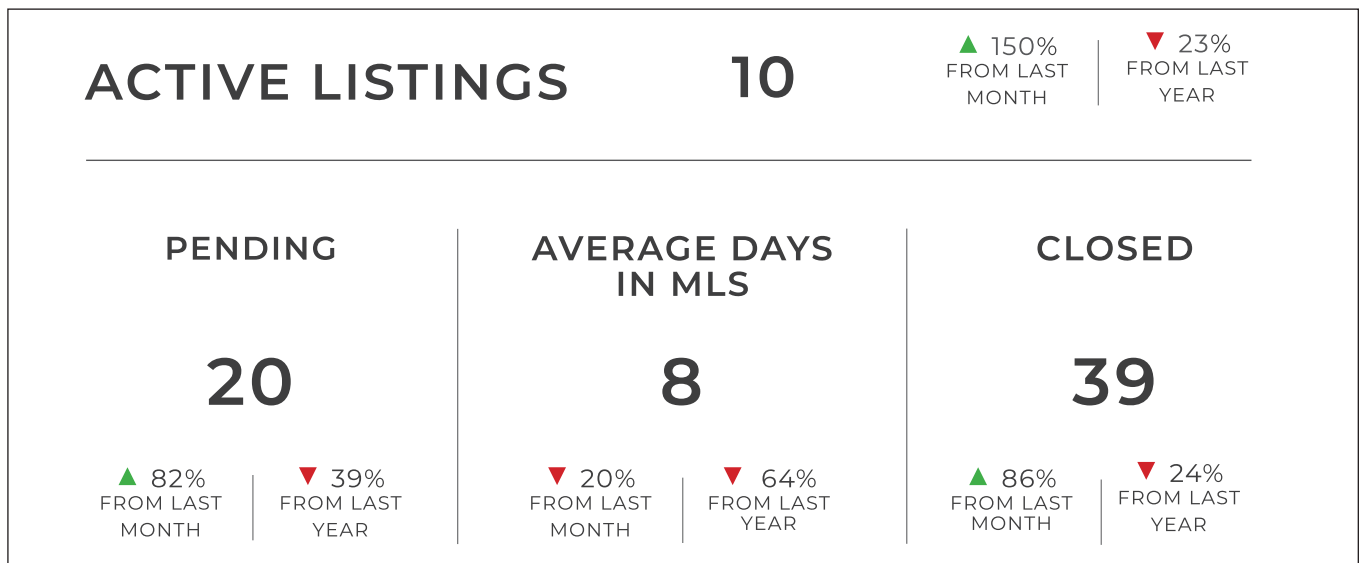


Spring Has Sprung...

The chart is always the quickest snap shot of what is going on in Washington Park. There was very low inventory in 2018 and again in 2020. However, in January of 2021 and for every month since, the active listing and sold numbers have been drastically upside down resulting in an unprecedented Seller's Market.

Furthermore, the average sales price for March in Wash Park was \$1.42 mil. That is amazing. Many are asking if we have an affordability problem that will cause a bubble. Since January of 2022, approximately 50% of the transactions in Wash Park have been cash so all I can say is, not yet. If we can help you navigate this crazy market and help you get the most amount of money in the least amount of time with the fewest hassles, please reach out. We also have the experience and Realtor relationships to get our offers accepted for our buyers. Let us know how we can help.

Erin Bridge



Based on information from REcolorado for the period of 3/1/2022 - 3/31/2022 as reported on 4/7/22, 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														
Townhouse	\$375,000	209 E Exposition Avenue	1	1	499	643	643	\$781.56	0	1908	648	4	3/29/22	\$390,000
Duplex	\$450,000	282 S Pearl Street	1	1	773	929	1,123	\$679.17	1	1910	2,202	3	3/10/22	\$525,000
Duplex	\$485,000	503 S Grant Street	1	1	727	727	1,090	\$680.88	0	1905	6,250	3	3/11/22	\$495,000
House	\$499,000	400 E 1st Avenue	3	2	1,794	1,794	1,794	\$312.15	0	1890	2,079	4	3/18/22	\$560,000
House	\$599,900	256 S Marion Parkway	1	1	900	900	900	\$666.67	0	1905	3,120	2	3/15/22	\$600,000
House	\$660,000	1149 S University Boulevard	3	2	1,022	1,993	2,044	\$704.50	1	1928	6,500	6	3/18/22	\$720,000
House	\$675,000	17 S Grant Street	3	2	1,196	1,196	1,361	\$677.26	1	1890	3,049	4	3/1/22	\$810,000
House	\$799,000	628 S Washington Street	3	2	1,424	1,424	1,580	\$563.20	2	1900	3,120	9	3/31/22	\$802,000
House	\$799,900	539 S Pennsylvania Street	3	2	1,380	1,380	1,756	\$665.22	1	1900	4,690	5	3/8/22	\$918,000
House	\$800,000	1001 E Louisiana Avenue	3	2	1,638	2,276	2,435	\$506.72	0	1941	6,240	7	3/28/22	\$830,000
House	\$809,222	724 S Clarkson Street	3	2	1,573	1,573	1,895	\$514.45	1	1890	3,960	0	3/9/22	\$809,222
House	\$850,000	617 S Logan Street	3	3	1,358	2,130	2,130	\$699.56	2	1901	4,690	6	3/11/22	\$950,000
House	\$850,000	1057 S Washington Street	3	2	1,392	1,997	2,064	\$700.43	1	1905	4,690	1	3/30/22	\$975,000
House	\$898,000	544 S Clarkson Street	4	2	1,000	1,956	2,000	\$1,025.00	2	1925	4,760	4	3/31/22	\$1,025,000
House	\$925,000	787 S Sherman Street	3	2	1,685	1,685	2,109	\$599.41	1	1900	4,120	4	3/31/22	\$1,010,000
House	\$950,000	777 S Logan Street	5	3	1,779	2,195	2,241	\$562.11	2	1908	3,720	3	3/24/22	\$1,000,000
House	\$959,900	586 S Emerson Street	3	2	887	1,507	1,774	\$1,178.13	2	1924	4,760	1	3/14/22	\$1,045,000
House	\$975,000	677 S Washington Street	3	2	1,754	1,754	1,940	\$627.14	2	1892	4,690	3	3/31/22	\$1,100,000
House	\$985,000	354 S Humboldt Street	3	1	1,041	1,607	1,607	\$946.21	2	1917	4,760	3	3/17/22	\$985,000
House	\$1,050,000	242 S Ogden Street	3	2	1,233	2,097	2,313	\$932.68	2	1908	4,760	3	3/25/22	\$1,150,000
House	\$1,099,000	108 S Lincoln	4	4	3,010	3,010	3,530	\$414.95	2	1890	4,800	3	3/28/22	\$1,249,000
House	\$1,100,000	586 S Gaylord Street	2	2	970	1,745	1,745	\$1,134.02	0	1928	5,120	0	3/7/22	\$1,100,000
House	\$1,150,000	1005 S Ogden Street	4	2	1,450	2,365	2,467	\$716.55	2	1911	4,750	4	3/25/22	\$1,039,000
House	\$1,175,000	912 S Corona Street	4	2	1,327	2,001	2,654	\$1,058.78	2	1923	5,550	5	3/30/22	\$1,405,000
House	\$1,250,000	1414 S Vine Street	3	2	1,336	2,196	2,284	\$1,010.48	2	1929	6,098	3	3/31/22	\$1,350,000
House	\$1,299,000	515 S Pearl Street	4	5	2,578	3,120	3,120	\$597.36	3	1893	4,690	2	3/17/22	\$1,540,000
House	\$1,395,000	1059 S York Street	3	2	1,941	1,941	2,343	\$644.00	2	1897	6,300	22	3/14/22	\$1,250,000
House	\$1,400,000	329 S Williams Street	4	4	1,634	2,634	2,762	\$872.09	1	1926	4,680	3	3/1/22	\$1,425,000
House	\$1,850,000	865 S Gilpin Street	4	4	2,902	3,552	3,662	\$758.10	2	1913	6,720	5	3/22/22	\$2,200,000
House	\$1,899,000	1049 S Race Street	4	4	2,583	3,000	3,333	\$813.01	2	1896	6,300	4	3/14/22	\$2,100,000
House	\$2,195,000	625 S York Street	6	5	2,842	4,022	4,122	\$791.70	2	1928	6,240	3	3/16/22	\$2,250,000
House	\$2,195,000	562 S Vine Street	5	5	2,942	3,853	3,953	\$815.77	2	1928	4,680	0	3/15/22	\$2,400,000
House	\$2,200,000	345 S Race Street	5	6	3,276	3,816	3,844	\$702.08	2	1941	6,240	1	3/23/22	\$2,300,000
House	\$2,435,000	442 S Gaylord Street	4	4	2,697	4,067	4,067	\$935.07	2	2012	6,240	2	3/29/22	\$2,521,887
House	\$2,465,000	582 S York Street	5	5	2,485	3,572	3,572	\$1,032.19	2	1928	6,244	1	3/9/22	\$2,565,000
House	\$2,550,000	977 S High Street	4	5	3,084	4,642	4,642	\$826.85	2	2015	4,720	6	3/29/22	\$2,550,000
House	\$2,695,000	461 S York Street	5	5	3,481	4,983	5,165	\$793.37	2	2021	6,255	181	3/9/22	\$2,761,724
House	\$2,825,000	964 S High Street	5	4	2,506	3,868	3,868	\$1,217.08	3	2012	6,300	4	3/18/22	\$3,050,000
House	\$3,650,000	376 S Gilpin Street	5	6	3,620	4,999	5,103	\$998.62	3	2019	4,990	4	3/3/22	\$3,615,000
TOTAL CLOSED = 39 AVERAGE DAYS IN MLS = 8														

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												
Townhouse	\$499,000	807 S Logan Street	2	1	658	658	812	\$758.36	0	1903	1,950	4
Townhouse	\$535,000	250 S Lafayette Street	2	1	672	672	1,344	\$796.13	0	1922	3,050	4
House	\$625,000	537 S Lincoln Street	4	2	1,650	1,650	1,992	\$378.79	2	1895	4,690	3
Duplex	\$725,000	1052 S Washington Street	2	2	1,014	1,014	1,368	\$714.99	1	1908		3
House	\$775,000	1246 S Clarkson Street	2	2	1,752	1,752	2,004	\$442.35	3	1907	4,680	56
House	\$799,900	82 N Logan Street	2	2	1,519	1,903	1,903	\$526.60	2	1900	3,123	5
Duplex	\$800,000	670 S Washington Street	3	2	1,200	2,046	2,150	\$666.67	2	1922	3,920	4
House	\$850,000	520 S Washington Street	3	2	1,390	1,936	1,997	\$611.51	2	1910	3,870	3
House	\$899,000	1362 S Ogden Street	5	4	1,832	2,732	2,872	\$490.72	2	1978	5,380	4
House	\$900,000	166 S Corona Street	4	2	1,590	2,250	2,385	\$566.04	3	1910	4,760	5
House	\$1,079,000	951 S Clarkson Street	6	3	1,892	2,592	2,854	\$570.30	3	1896	6,050	0
House	\$1,150,000	434 S Gaylord Street	3	2	1,035	2,002	2,070	\$1,111.11	2	1931	4,680	2
House	\$1,200,000	885 S Gaylord Street	3	3	1,518	2,418	2,522	\$790.51	2	1926	4,680	1
House	\$1,250,000	529 S Corona Street	4	3	1,801	2,648	2,693	\$694.06	2	1922	6,350	4
House	\$1,279,999	822 S Race Street	4	2	1,056	2,012	2,112	\$1,212.12	2	1925	4,680	3
House	\$1,425,000	764 S Clarkson Street	4	4	2,051	3,141	3,141	\$694.78	2	1930	6,340	3
House	\$1,495,000	390 S Corona Street	4	3	1,915	2,819	2,867	\$780.68	2	1908	5,280	11
House	\$1,700,000	469 S York Street	5	4	2,076	3,037	3,088	\$818.88	2	1928	6,240	4
House	\$1,925,000	841 S Race Street	5	4	2,584	3,624	3,884	\$744.97	2	2005	4,792	4
House	\$3,600,000	891 S York Street	5	5	3,335	5,100	5,100	\$1,079.46	2	2018	6,240	11
TOTAL PENDING = 20												

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	153
House	\$900,000	554 S Lincoln Street	4	3	1,490	1,915	1,915	\$604.03	0	1895	6,250	26
House	\$935,000	1529 S University Boulevard	4	3	1,038	2,130	2,188	\$900.77	2	1952	5,580	20
House	\$999,900	335 S Pennsylvania Street	3	2	2,259	2,541	2,679	\$442.63	2	1890	6,230	13
House	\$1,450,000	1525 S Humboldt Street	5	4	3,417	4,642	4,713	\$424.35	2	1961	12,975	40
House	\$1,695,000	1467 S Humboldt Street	5	4	3,036	4,112	4,191	\$558.30	2	1992	6,220	34
House	\$1,995,000	423 S Gilpin Street	4	4	2,231	2,976	3,076	\$894.22	3	1900	4,270	27
House	\$2,150,000	1281 S High Street	5	3	2,135	3,238	3,514	\$1,007.03	2	1918	6,300	13
House	\$3,300,000	907 S York Street	5	5	3,500	5,272	5,272	\$942.86	2	2022	5,350	26
House	\$5,750,000	1885 E Cedar Avenue	4	7	5,460	10,920	10,920	\$1,053.11	5	2001	21,500	26
TOTAL ACTIVE = 10												