

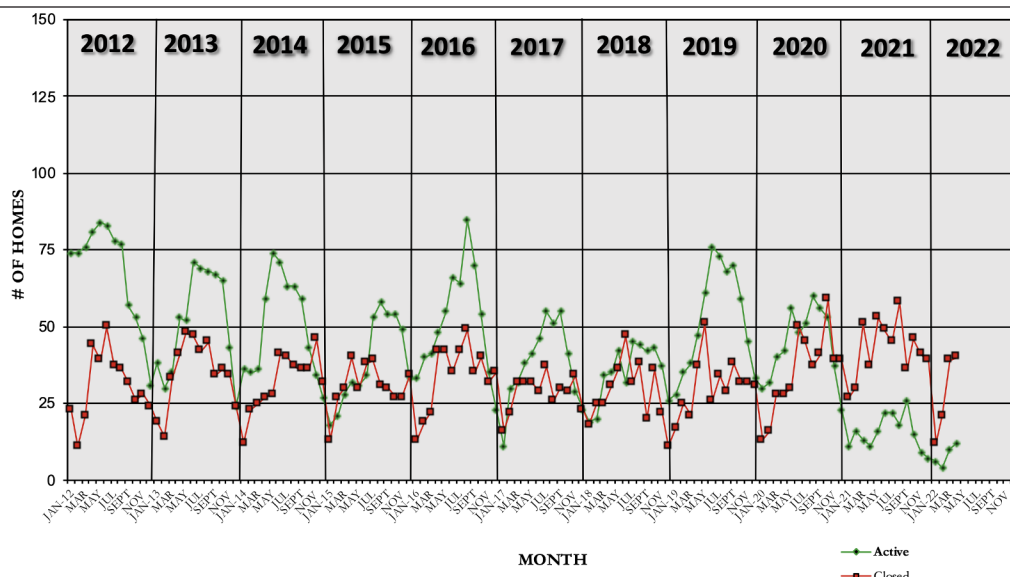
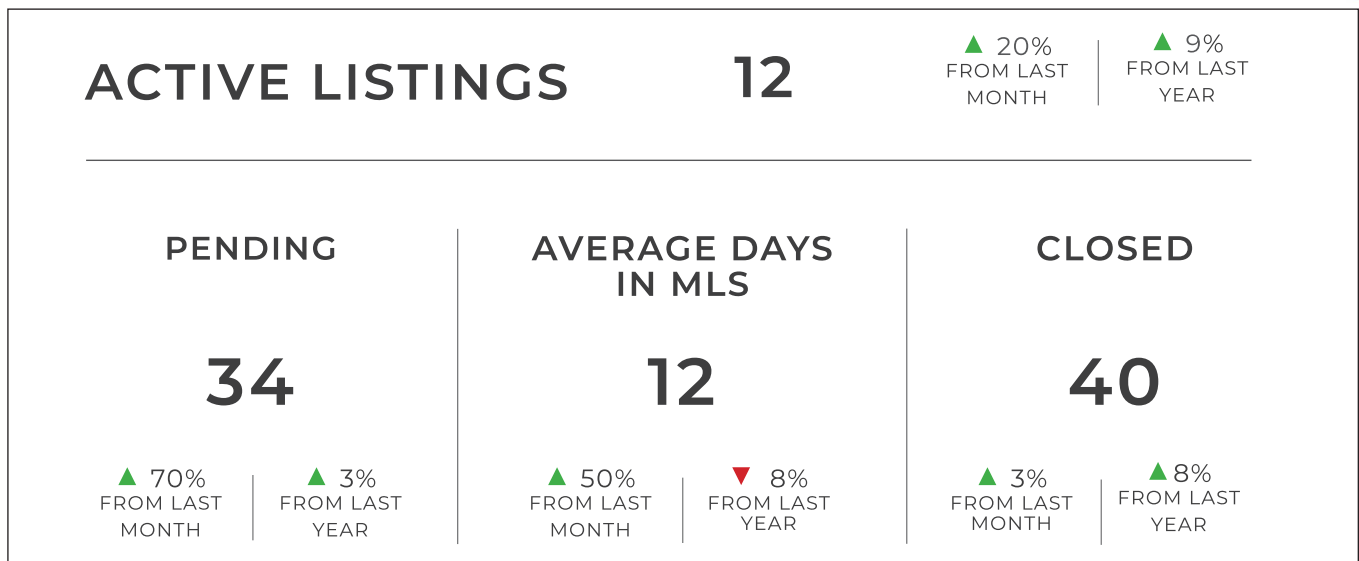
We Are still Upside Down!

This time last year, I wrote about how unprecedented an upside down market is. To refresh your memory, that is when we sell more homes in a month than we have listed on the first day of the month. I had never seen an upside down market until January of 2021 and was surprised when it went on for 5 months. Now it has been 17 months.

Of course, with the increase in interest rates over the last month, many will wonder when will the market return to right side up, again. I think we are surely headed in that direction. Even if we still are selling more homes than the number listed on the first day of the month, showings have decreased. We have dropped from an average of 67 showings per listing in the first weekend a month ago to 13 now. I remember many times over the last 40 years when I would have been thrilled to have 13 showings the first weekend but that is a significant drop from a month ago and is unsettling. We will see if this is reflected in next month's numbers. Stay tuned.

If you are wondering how these changes might impact your odds of buying or selling, let's get in touch.

Breanne Bridg



Based on information from REcolorado for the period of 4/1/2022 - 4/30/2022 as reported on 5/6/22, 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	\$475,000	828 S Emerson Street	1	1	622	622	622	\$844.05	1	1896	2,390	4	4/25/22	\$525,000
Townhouse	\$485,000	326 E Dakota Avenue	2	1	760	760	850	\$703.95	0	1890	1,410	1	4/22/22	\$535,000
Townhouse	\$499,000	807 S Logan Street	2	1	658	658	812	\$816.87	0	1903	1,950	4	4/20/22	\$537,500
Duplex	\$519,900	515 E Center Avenue	1	1	757	938	938	\$733.16	0	1906		2	4/6/22	\$555,000
Townhouse	\$535,000	250 S Lafayette Street	2	1	672	672	1,344	\$848.21	0	1922	3,050	4	4/21/22	\$570,000
House	\$625,000	537 S Lincoln Street	4	2	1,650	1,650	1,992	\$440.00	2	1895	4,690	3	4/12/22	\$726,000
House	\$650,000	651 S Clarkson Street	2	1	1,016	1,016	1,156	\$680.81	2	1932	3,049	4	4/1/22	\$691,700
House	\$699,000	301 S Ogden Street	2	2	1,011	1,386	1,386	\$838.28	2	1911	6,534	4	4/29/22	\$847,500
Duplex	\$725,000	1052 S Washington Street	2	2	1,014	1,014	1,368	\$697.73	1	1908		3	4/8/22	\$707,500
House	\$775,000	1250 S Clarkson Street	2	2	1,132	1,132	1,132	\$591.87	1	1910	10,988	120	4/1/22	\$670,000
House	\$775,000	1246 S Clarkson Street	2	2	1,752	1,752	2,004	\$402.40	3	1907	4,680	56	4/15/22	\$705,000
House	\$799,900	82 N Logan Street	2	2	1,519	1,903	1,903	\$526.66	2	1900	3,123	5	4/26/22	\$800,000
Duplex	\$800,000	670 S Washington Street	3	2	1,200	2,046	2,150	\$750.00	2	1922	3,920	4	4/14/22	\$900,000
House	\$850,000	520 S Washington Street	3	2	1,390	1,936	1,997	\$737.41	2	1910	3,870	3	4/22/22	\$1,025,000
House	\$899,000	1362 S Ogden Street	5	4	1,832	2,732	2,872	\$589.52	2	1978	5,380	4	4/11/22	\$1,080,000
House	\$899,999	378 S Downing Street	4	2	958	1,858	1,916	\$975.63	2	1925	4,356	7	4/28/22	\$934,650
House	\$900,000	166 S Corona Street	4	2	1,590	2,250	2,385	\$723.27	3	1910	4,760	5	4/19/22	\$1,150,000
House	\$960,000	1004 S Pennsylvania Street	3	2	1,555	1,785	1,822	\$617.36	1	1895	4,160	0	4/4/22	\$960,000
House	\$999,000	972 S Washington Street	3	2	1,608	1,954	2,041	\$808.46	2	1902	6,250	4	4/21/22	\$1,300,000
House	\$999,999	735 S Gaylord Street	2	1	960	1,824	1,920	\$1,093.75	2	1928	4,680	1	4/13/22	\$1,050,000
House	\$1,079,000	951 S Clarkson Street	6	3	1,892	2,592	2,854	\$576.11	3	1896	6,050	0	4/8/22	\$1,090,000
House	\$1,150,000	434 S Gaylord Street	3	2	1,035	2,002	2,070	\$1,207.73	2	1931	4,680	2	4/8/22	\$1,250,000
House	\$1,175,000	648 S York Street	4	2	1,326	2,326	2,610	\$1,044.49	2	1934	6,240	5	4/29/22	\$1,385,000
House	\$1,200,000	1166 S Vine Street	4	2	1,385	2,514	2,796	\$1,083.03	3	1913	6,300	0	4/25/22	\$1,500,000
House	\$1,250,000	529 S Corona Street	4	3	1,801	2,648	2,693	\$805.11	2	1922	6,350	4	4/11/22	\$1,450,000
House	\$1,279,999	822 S Race Street	4	2	1,056	2,012	2,112	\$1,314.96	2	1925	4,680	3	4/7/22	\$1,388,600
House	\$1,375,000	338 S High Street	4	3	2,572	2,572	2,689	\$534.60	3	1895	4,680	6	4/1/22	\$1,375,000
House	\$1,424,900	1368 S Corona Street	5	4	3,308	4,857	5,029	\$424.73	2	2004	5,990	30	4/29/22	\$1,405,000
House	\$1,425,000	764 S Clarkson Street	4	4	2,051	3,141	3,141	\$809.36	2	1930	6,340	3	4/15/22	\$1,660,000
House	\$1,565,000	376 S High Street	3	2	1,913	1,913	2,295	\$888.66	3	1925	4,990	4	4/21/22	\$1,700,000
House	\$1,699,000	685 S Vine Street	5	4	2,306	3,400	3,438	\$802.25	2	1927	4,680	2	4/1/22	\$1,850,000
House	\$1,700,000	469 S York Street	5	4	2,076	3,037	3,088	\$821.29	2	1928	6,240	4	4/15/22	\$1,705,000
House	\$1,850,000	651 S Race Street	5	4	2,952	4,502	4,554	\$602.98	1	2007	4,680	117	4/19/22	\$1,780,000
House	\$1,898,000	1395 S Gaylord Street	4	5	2,466	3,366	3,400	\$871.86	2	1923	6,300	4	4/29/22	\$2,150,000
House	\$1,925,000	841 S Race Street	5	4	2,584	3,624	3,884	\$765.48	2	2005	4,792	4	4/8/22	\$1,978,000
House	\$2,185,000	465 S Race Street	4	4	2,855	4,481	4,481	\$775.83	2	1991	6,240	6	4/1/22	\$2,215,000
House	\$2,650,000	1419 S York Street	4	5	2,994	4,628	4,628	\$885.10	2	2022	5,040	24	4/22/22	\$2,650,000
House	\$3,300,000	1050 S Gilpin Street	5	4	3,104	4,718	4,818	\$1,135.63	2	2013	6,250	4	4/4/22	\$3,525,000
House	\$3,795,000	1165 S Vine Street	6	5	3,692	5,515	5,515	\$1,132.61	2	2022	6,300	3	4/8/22	\$4,181,600
House	\$5,750,000	1885 E Cedar Avenue	4	7	5,460	10,920	10,920	\$998.17	5	2001	21,500	27	4/26/22	\$5,450,000
TOTAL CLOSED = 40 AVERAGE DAYS IN MLS = 12														

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PENDING												
Duplex	\$525,000	760 S Pearl Street	2	2	689	889	947	\$761.97	1	1912	2,307	2
Duplex	\$635,000	335 S Emerson Street	3	1	1,043	1,373	1,373	\$608.82	1	1910	2,516	5
House	\$699,000	955 S Pearl Street	2	1	904	1,684	1,768	\$773.23	2	1933	5,209	4
House	\$749,000	251 S Lafayette Street	2	2	1,005	1,005	1,115	\$745.27	2	1900	3,120	2
House	\$749,000	780 S Logan Street	3	2	1,449	1,449	2,049	\$516.91	2	1904	4,610	1
House	\$750,000	38 S Emerson Street	2	2	1,458	1,458	1,658	\$514.40	2	1897	3,120	4
House	\$765,000	235 E Virginia Avenue	2	1	1,113	1,113	1,418	\$687.33	1	1900	3,770	5
House	\$765,000	664 S Pearl Street	3	2	1,470	1,470	1,736	\$520.41	3	1898	5,000	21
House	\$775,000	90 N Lincoln Street	3	2	1,347	1,697	1,823	\$575.35	2	1905	3,160	6
House	\$850,000	250 S Pearl Street	3	2	1,412	1,412	1,698	\$601.98	2	1906	4,690	4
House	\$875,000	1134 S Washington Street	3	2	1,626	2,026	2,312	\$538.13	2	1906	6,250	3
House	\$875,000	264 S Sherman Street	3	2	1,889	1,889	2,168	\$463.21	2	1893	4,462	3
House	\$875,000	68 S Grant Street	3	3	1,722	1,936	2,149	\$508.13	2	1910	3,049	4
House	\$899,000	1529 S University Boulevard	4	3	1,038	2,130	2,188	\$866.09	2	1952	5,580	33
House	\$975,000	300 S Race Street	4	2	1,492	2,748	2,984	\$653.49	2	1930	6,250	5
House	\$999,900	335 S Pennsylvania Street	3	2	2,259	2,541	2,679	\$442.63	2	1890	6,230	27
House	\$999,999	735 S Ogden Street	4	3	1,398	2,346	2,346	\$715.31	2	1924	4,690	5
Duplex	\$1,050,000	725 S Emerson Street	3	4	1,973	2,833	2,966	\$532.18	2	2004	3,049	1
House	\$1,075,000	1353 S Gaylord Street	4	2	1,400	2,800	2,800	\$767.86	1	1920	6,300	2
House	\$1,100,000	544 S Grant Street	3	3	1,682	1,682	2,180	\$653.98	2	1900	4,170	2
House	\$1,200,000	451 S Franklin Street	4	2	1,102	2,149	2,204	\$1,088.93	2	1923	4,760	10
House	\$1,500,000	65 Pearl Street	4	4	3,070	3,845	3,845	\$488.60	2	1905	4,520	5
House	\$1,600,000	481 S Corona Street	4	4	2,320	3,354	3,354	\$689.66	2	1923	4,792	10
House	\$1,645,000	1467 S Humboldt Street	5	4	3,036	4,112	4,191	\$541.83	2	1992	6,220	45
House	\$1,750,000	935 S Downing Street	5	4	3,278	4,178	4,318	\$533.86	1	1914	4,750	17
House	\$1,795,000	691 S Vine Street	6	4	2,248	3,367	3,457	\$798.49	2	1927	4,680	3
House	\$1,890,000	1380 S Marion Street	4	5	2,395	3,427	3,527	\$789.14	2	1924	6,250	3
House	\$1,895,000	745 S York Street	5	4	2,447	3,473	3,587	\$774.42	2	1926	4,690	5
House	\$2,300,000	1090 S Gilpin Street	5	4	3,056	3,942	4,093	\$752.62	2	1937	6,250	3
House	\$2,650,000	906 S Vine Street	4	5	2,862	3,984	4,293	\$925.93	2	2019	4,720	2
House	\$2,650,000	673 S Vine Street	5	5	2,753	4,103	4,103	\$962.59	2	2019	4,792	0
House	\$2,685,000	790 S Williams Street	4	5	2,872	4,362	4,362	\$934.89	2	1914	5,250	4
House	\$3,300,000	907 S York Street	5	5	3,500	5,272	5,272	\$942.86	2	2022	5,350	33
House	\$3,700,000	1038 S Race Street	5	6	3,950	5,878	5,878	\$936.71	2	2011	6,300	0
TOTAL PENDING = 34												

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ACTIVE												
Townhouse	\$425,000	135 E Exposition Avenue	1	1	556	556	714	\$764.39	0	1905	934	8
House	\$570,000	468 S Sherman Street	3	1	1,491	1,491	1,491	\$382.29	1	1951	2,100	14
House	\$799,000	1040 S Pennsylvania Street	3	2	1,586	1,586	1,791	\$503.78	0	1911	3,920	14
House	\$849,000	80 Washington Street	3	4	1,689	2,263	2,645	\$502.66	2	1900	3,049	16
House	\$1,450,000	1525 S Humboldt Street	5	4	3,417	4,642	4,713	\$424.35	2	1961	12,975	70
House	\$1,995,000	1281 S High Street	5	3	2,135	3,238	3,514	\$934.43	2	1918	6,300	43
House	\$1,999,999	2255 E Iowa Avenue	4	5	3,005	4,390	4,390	\$665.56	3	1955	6,250	15
Duplex	\$2,089,000	483 S Ogden Street	3	4	2,608	3,559	3,744	\$801.00	3	2019	4,178	15
House	\$2,985,000	680 S Gilpin Street	5	5	4,259	6,259	6,396	\$700.87	2	2001	6,240	21
House	\$3,499,000	754 S York Street	5	5	3,734	5,607	5,607	\$937.06	3	2021	6,250	15
House	\$4,200,000	1251 S Williams Street	5	5	3,712	5,447	5,514	\$1,131.47	2	1923	8,190	11
House	\$4,975,000	401 S Gaylord Street	5	7	4,172	6,315	6,515	\$1,192.47	2	2014	9,360	30
TOTAL ACTIVE = 12												