

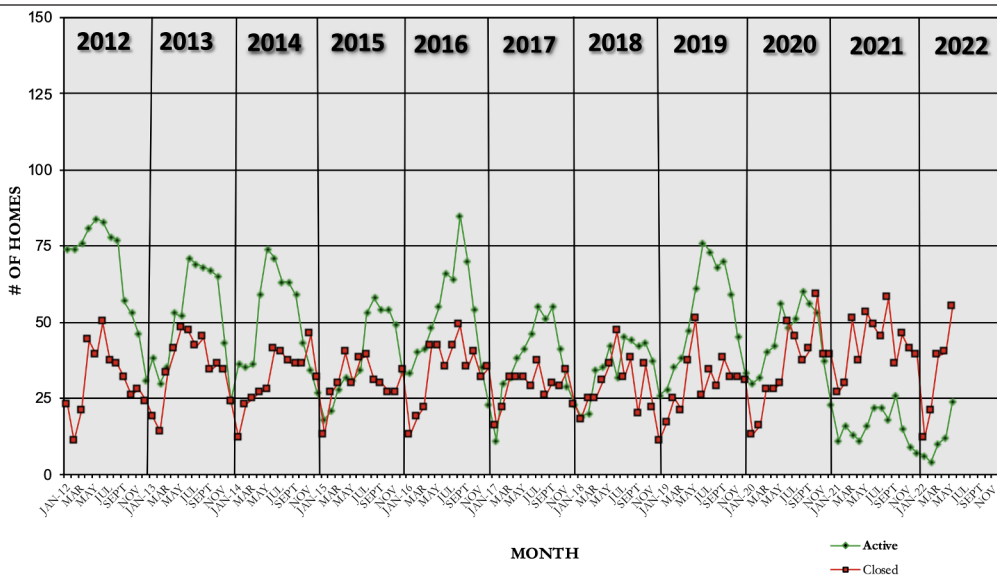
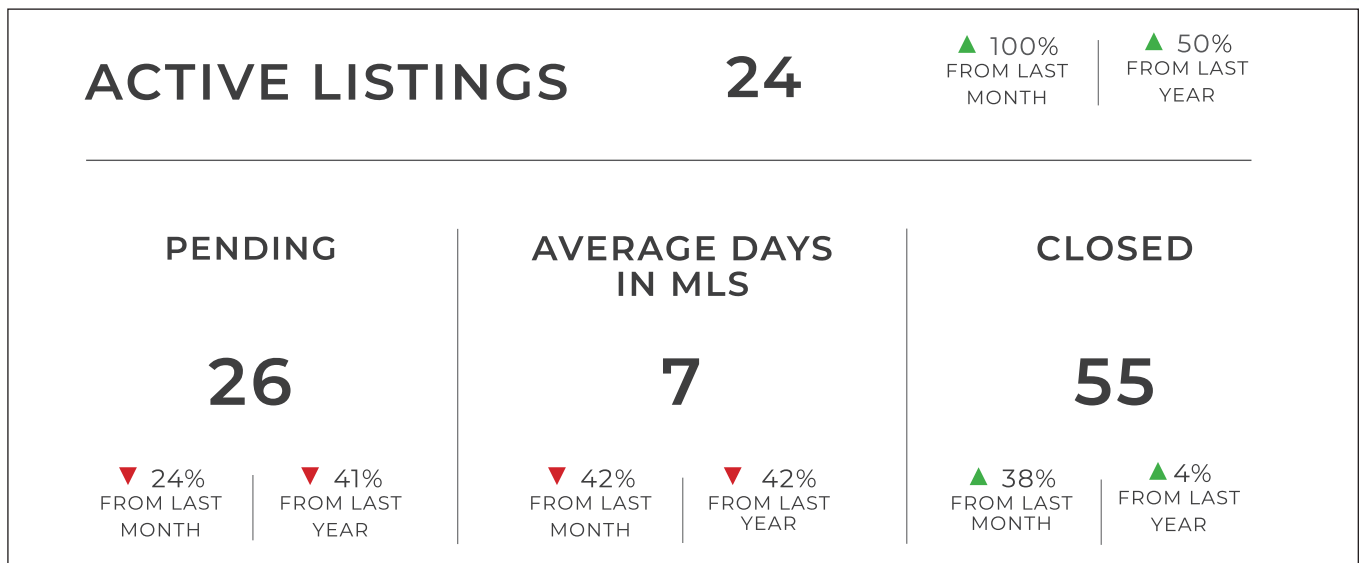
Was This The Peak???

Only time will tell. However, May was only one of 3 months in the last 10 years where we closed over 50 sales. Most if not all of these sales likely occurred before interest rates took the big jump we have seen in the last 30 days. Thus homes that sold in April and closed in May may have sold at the peak.

Does this mean we are in a buyer's market. No, not yet. Showings are down and buyers are competing with fewer other offers than they did in March and April but with only 24 homes in inventory, we only have about a 2 week supply. A balanced market is considered to be a 4-6 month supply of inventory. We have a ways to go for a buyer's market.

80% of the homes that closed in May sold at or above the asking price. We may see that number drop in the coming months. So, yes, conditions are improving for buyers. If these changes have made you have questions about the real estate market, please don't hesitate to be in touch.

Erin Bridge



Based on information from REcolorado for the period of 5/1/2022 - 5/31/2022 as reported on 6/8/22, 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	830 S Emerson Street	1	1	622	622	622	\$827.97	1	1896	2,390	4	5/3/22	\$515,000
Duplex	\$525,000	760 S Pearl Street	2	2	689	889	947	\$896.95	1	1912	2,307	2	5/13/22	\$618,000
Duplex	\$635,000	335 S Emerson Street	3	1	1,043	1,373	1,373	\$666.35	1	1910	2,516	5	5/9/22	\$695,000
House	\$650,000	51 S Grant Street	2	1	994	994	1,257	\$700.20	2	1900	4,160	4	5/18/22	\$696,000
House	\$675,000	1011 E Exposition Avenue	2	2	1,084	1,084	1,084	\$673.43	2	1906	2,400	4	5/3/22	\$730,000
House	\$699,000	1031 S Pennsylvania Street	2	1	1,141	1,520	1,520	\$613.50	1	1907	4,230	7	5/24/22	\$700,000
House	\$699,000	955 S Pearl Street	2	1	904	1,684	1,768	\$862.83	2	1933	5,209	4	5/17/22	\$780,000
Duplex	\$722,650	728 S Sherman Street	2	2	1,006	1,006	1,291	\$716.35	1	1902	3,125	0	5/24/22	\$720,650
House	\$749,000	780 S Logan Street	3	2	1,449	1,449	2,049	\$571.43	2	1904	4,610	1	5/16/22	\$828,000
House	\$750,000	38 S Emerson Street	2	2	1,458	1,458	1,658	\$514.40	2	1897	3,120	4	5/24/22	\$750,000
House	\$765,000	664 S Pearl Street	3	2	1,470	1,470	1,736	\$493.20	3	1898	5,000	21	5/16/22	\$725,000
House	\$765,000	235 E Virginia Avenue	2	1	1,113	1,113	1,418	\$741.24	1	1900	3,770	5	5/25/22	\$825,000
House	\$775,000	90 N Lincoln Street	3	2	1,347	1,697	1,823	\$612.47	2	1905	3,160	6	5/10/22	\$825,000
House	\$799,000	1040 S Pennsylvania Street	3	2	1,586	1,586	1,791	\$501.26	0	1911	3,920	14	5/25/22	\$795,000
House	\$810,000	561 S Pearl Street	3	2	1,417	1,417	1,811	\$666.90	0	1900	4,170	2	5/31/22	\$945,000
House	\$850,000	905 S Pennsylvania	3	2	1,538	1,538	1,799	\$633.94	3	1903	4,572	4	5/5/22	\$975,000
House	\$850,000	250 S Pearl Street	3	2	1,412	1,412	1,698	\$725.92	2	1906	4,690	4	5/11/22	\$1,025,000
House	\$875,000	357 S Franklin Street	4	2	937	1,593	1,874	\$981.86	1	1925	4,760	0	5/20/22	\$920,000
Townhouse	\$875,000	5 S Ogden Street	3	4	1,730	1,730	1,730	\$554.91	2	2018	1,047	3	5/24/22	\$960,000
House	\$875,000	1134 S Washington Street	3	2	1,626	2,026	2,312	\$599.63	2	1906	6,250	3	5/24/22	\$975,000
House	\$875,000	264 S Sherman Street	3	2	1,889	1,889	2,168	\$517.20	2	1893	4,462	3	5/11/22	\$977,000
House	\$875,000	68 S Grant Street	3	3	1,722	1,936	2,149	\$613.82	2	1910	3,049	4	5/6/22	\$1,057,000
House	\$899,000	1529 S University Boulevard	4	3	1,038	2,130	2,188	\$867.05	2	1952	5,580	33	5/6/22	\$900,000
House	\$899,000	854 S Clarkson Street	3	2	1,263	2,063	2,263	\$775.93	2	1907	4,750	6	5/27/22	\$980,000
House	\$925,000	44 S Emerson Street	4	3	1,609	2,222	2,222	\$590.43	3	1910	4,995	3	5/25/22	\$950,000
House	\$975,000	300 S Race Street	4	2	1,492	2,748	2,984	\$720.51	2	1930	6,250	5	5/18/22	\$1,075,000
House	\$999,900	335 S Pennsylvania Street	3	2	2,259	2,541	2,679	\$420.54	2	1890	6,230	27	5/10/22	\$950,000
House	\$999,999	735 S Ogden Street	4	3	1,398	2,346	2,346	\$793.99	2	1924	4,690	5	5/27/22	\$1,110,000
Duplex	\$1,050,000	725 S Emerson Street	3	4	1,973	2,833	2,966	\$658.90	2	2004	3,049	1	5/27/22	\$1,300,000
House	\$1,075,000	1353 S Gaylord Street	4	2	1,400	2,800	2,800	\$1,014.29	1	1920	6,300	2	5/17/22	\$1,420,000
House	\$1,100,000	57 Pearl Street	4	2	1,825	1,825	2,675	\$602.74	1	1905	4,551	11	5/23/22	\$1,100,000
House	\$1,100,000	544 S Grant Street	3	3	1,682	1,682	2,180	\$728.30	2	1900	4,170	2	5/17/22	\$1,225,000
House	\$1,200,000	451 S Franklin Street	4	2	1,102	2,149	2,204	\$1,043.56	2	1923	4,760	10	5/6/22	\$1,150,000
House	\$1,200,000	885 S Gaylord Street	3	3	1,518	2,418	2,522	\$818.84	2	1926	4,680	1	5/17/22	\$1,243,000
House	\$1,450,000	616 S York Street	4	3	1,280	2,495	2,560	\$1,132.81	3	1927	6,240	2	5/20/22	\$1,450,000
House	\$1,495,000	390 S Corona Street	4	3	1,915	2,819	2,867	\$731.07	2	1908	5,280	11	5/2/22	\$1,400,000
House	\$1,500,000	65 Pearl Street	4	4	3,070	3,845	3,845	\$478.83	2	1905	4,520	5	5/13/22	\$1,470,000
House	\$1,500,000	566 S York Street	4	3	1,353	2,433	2,633	\$1,277.16	2	1928	6,240	5	5/5/22	\$1,728,000
House	\$1,600,000	481 S Corona Street	4	4	2,320	3,354	3,354	\$678.88	2	1923	4,792	10	5/12/22	\$1,575,000
House	\$1,645,000	1467 S Humboldt Street	5	4	3,036	4,112	4,191	\$527.01	2	1992	6,220	45	5/18/22	\$1,600,000
House	\$1,675,000	1325 S Franklin Street	5	4	2,474	3,120	3,220	\$727.57	2	1928	6,240	5	5/11/22	\$1,800,000
House	\$1,795,000	691 S Vine Street	6	4	2,248	3,367	3,457	\$822.95	2	1927	4,680	3	5/23/22	\$1,850,000
House	\$1,875,000	801 S Gilpin Street	4	5	2,621	3,288	3,621	\$667.68	2	1994	6,250	5	5/27/22	\$1,750,000
House	\$1,890,000	1380 S Marion Street	4	5	2,395	3,427	3,527	\$939.46	2	1924	6,250	3	5/20/22	\$2,250,000

House	\$1,895,000	745 S York Street	5	4	2,447	3,473	3,587	\$837.76	2	1926	4,690	5	5/19/22	\$2,050,000
House	\$2,195,000	575 S High Street	4	4	3,119	4,319	4,519	\$705.35	2	1999	6,240	4	5/13/22	\$2,200,000
House	\$2,350,000	450 S Vine Street	5	5	2,875	4,198	4,275	\$810.85	2		4,792	0	5/10/22	\$2,331,200
House	\$2,560,000	880 S High Street	4	6	2,697	3,297	3,827	\$949.20	2	1922	4,690	0	5/5/22	\$2,560,000
House	\$2,650,000	906 S Vine Street	4	5	2,862	3,984	4,293	\$978.34	2	2019	4,720	2	5/20/22	\$2,800,000
House	\$2,650,000	673 S Vine Street	5	5	2,753	4,103	4,103	\$1,071.56	2	2019	4,792	36	5/27/22	\$2,950,000
House	\$2,685,000	790 S Williams Street	4	5	2,872	4,362	4,362	\$934.89	2	1914	5,250	4	5/10/22	\$2,685,000
House	\$2,750,000	610 S Race Street	4	4	2,721	4,092	4,093	\$1,047.41	2	2017	4,720	3	5/3/22	\$2,850,000
House	\$3,100,000	1163 S Corona Street	5	5	3,302	4,982	5,071	\$984.25	2	2017	6,240	3	5/20/22	\$3,250,000
House	\$3,285,000	1142 S York Street	6	7	4,049	6,069	6,069	\$864.41	2	2019	6,300	2	5/2/22	\$3,500,000
House	\$3,700,000	1038 S Race Street	5	6	3,950	5,878	5,878	\$1,063.29	2	2011	6,300	0	5/12/22	\$4,200,000
TOTAL CLOSED = 55 AVERAGE DAYS IN MLS = 7														

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	\$389,000	135 E Exposition Avenue	1	1	556	556	714	\$699.64	0	1905	934	33
House	\$570,000	468 S Sherman Street	3	1	1,491	1,491	1,491	\$382.29	1	1951	2,100	19
House	\$675,000	868 S Sherman Street	2	1	828	1,125	1,125	\$815.22	1	1908	4,160	4
House	\$729,900	429 S Pearl Street	3	2	1,226	1,226	1,561	\$595.35	0	1893	3,120	18
House	\$785,000	974 S Pearl Street	2	2	1,630	1,630	2,198	\$481.60	1	1910	4,166	16
House	\$790,000	660 S Pennsylvania Street	2	1	1,190	1,190	1,550	\$663.87	2	1892	4,170	6
House	\$799,900	1251 S Emerson Street	3	2	857	1,077	1,178	\$933.37	0	1923	6,240	10
House	\$800,000	81 N Pennsylvania Street	2	3	1,603	1,603	1,729	\$499.06	2	1890	3,125	6
House	\$899,000	103 S Pearl Street	3	3	1,597	2,224	2,592	\$562.93	2	1922	4,690	4
House	\$1,000,000	528 S Sherman Street	3	2	1,721	2,275	2,275	\$581.06	2	1905	4,690	2
House	\$1,000,000	51 S Ogden Street	4	3	1,223	2,327	2,327	\$817.66	2	1906	4,180	16
House	\$1,049,900	634 S Race Street	5	2	1,081	2,129	2,162	\$971.23	1	1925	4,680	5
House	\$1,050,000	230 S Emerson Street	3	3	1,803	2,277	2,299	\$582.36	2	1910	4,760	4
House	\$1,395,000	1220 S Vine Street	3	2	1,812	2,532	2,532	\$769.87	2	1907	6,300	2
House	\$1,425,000	542 S Vine Street	4	3	1,995	3,181	3,181	\$714.29	2	1930	4,678	2
House	\$1,450,000	1525 S Humboldt Street	5	4	3,417	4,642	4,713	\$424.35	2	1961	12,975	74
House	\$1,585,000	400 S Ogden Street	4	4	1,930	3,004	3,104	\$821.24	2	1942	6,250	5
House	\$1,625,000	777 S Downing Street	5	3	2,772	3,772	3,772	\$586.22	2	1911	4,760	16
House	\$1,650,000	286 S Gilpin Street	5	4	2,994	3,910	4,140	\$551.10	3	1906	6,240	4
House	\$1,795,000	642 S York Street	4	4	2,474	3,352	3,826	\$725.55	2	1986	6,240	9
Duplex	\$1,795,000	1090 S Race Street	4	5	2,204	3,015	3,106	\$814.43	2	2010	3,028	6
House	\$1,899,999	2255 E Iowa Avenue	4	5	3,005	4,390	4,390	\$632.28	3	1955	6,250	29
Duplex	\$2,450,000	380 S Humboldt Street	5	5	2,953	4,051	4,121	\$829.66	2	2022	3,976	4
House	\$2,750,000	978 S Gaylord Street	6	4	2,903	4,495	4,495	\$947.30	2	2012	6,300	8
House	\$4,175,000	1130 S Gilpin Street	4	5	3,596	5,210	5,450	\$1,161.01	2	2017	6,300	2
House	\$4,500,000	401 S Gaylord Street	5	7	4,172	6,315	6,515	\$1,078.62	2	2014	9,360	55
TOTAL PENDING = 26												

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ACTIVE												
House	\$700,000	251 S Lafayette Street	2	2	1,005	1,005	1,115	\$696.52	2	1900	3,120	28
Duplex	\$749,900	1627 E Virginia Street	2	1	912	912	1,112	\$822.26	1	1924		35
House	\$819,000	80 Washington Street	3	4	1,689	2,263	2,645	\$484.90	2	1900	3,049	49
House	\$850,000	238 S Downing Street	3	2	1,408	1,606	2,418	\$603.69	1	1907	4,960	13
House	\$850,000	554 S Lincoln Street	4	3	1,490	1,915	1,915	\$570.47	0	1895	6,250	70
House	\$869,000	925 S University Boulevard	2	2	1,080	1,700	2,160	\$804.63	1	1929	6,500	13
House	\$895,000	452 S Grant Street	3	2	1,378	1,992	2,060	\$649.49	1	1900	2,970	20
Duplex	\$945,000	253 S Humboldt Street	3	3	1,076	2,152	2,152	\$878.25	2	1925		14
House	\$979,000	229 S Ogden Street	4	4	2,253	3,306	3,306	\$434.53	2	1895	3,170	9
House	\$1,100,000	1115 S Emerson Street	3	3	1,886	1,886	2,186	\$583.24	3	1912	5,663	14
House	\$1,150,000	146 S Sherman Street	3	2	2,275	2,487	3,125	\$505.49	0	1900	3,000	26
House	\$1,349,000	671 S Clarkson Street	3	3	1,792	1,792	2,257	\$752.79	2	1905	4,690	20
House	\$1,690,000	548 S Race Street	3	2	2,074	2,074	2,534	\$814.85	2	1913	5,430	27
House	\$1,750,000	1225 S Downing Street	5	3	1,886	2,958	3,078	\$927.89	2	1923	8,990	13
House	\$1,899,000	1281 S High Street	5	3	2,135	3,238	3,514	\$889.46	1	1918	6,300	76
Duplex	\$1,995,000	483 S Ogden Street	3	4	2,608	3,559	3,744	\$764.95	3	2019	4,178	28
House	\$1,999,000	610 S High Street	4	3	2,186	3,178	3,423	\$914.46	2	1929	6,240	27
House	\$2,300,000	556 S Vine Street	6	5	2,955	4,225	4,475	\$778.34	2	1928	4,680	12
House	\$2,985,000	680 S Gilpin Street	5	5	4,259	6,259	6,396	\$700.87	2	2001	6,240	24
House	\$3,479,000	891 S York Street	5	5	3,335	5,100	5,100	\$1,043.18	2	2018	6,240	19
House	\$3,495,000	349 S High Street	6	5	3,349	5,022	5,022	\$1,043.60	2	2022	5,370	27
House	\$3,499,000	754 S York Street	5	5	3,734	5,607	5,607	\$937.06	3	2021	6,250	48
House	\$3,749,000	969 S Gilpin Street	4	5	3,529	5,253	5,345	\$1,062.34	2	2007	6,250	27
House	\$3,850,000	1251 S Williams Street	5	5	3,712	5,447	5,514	\$1,037.18	2	1923	8,190	44
TOTAL ACTIVE = 24												