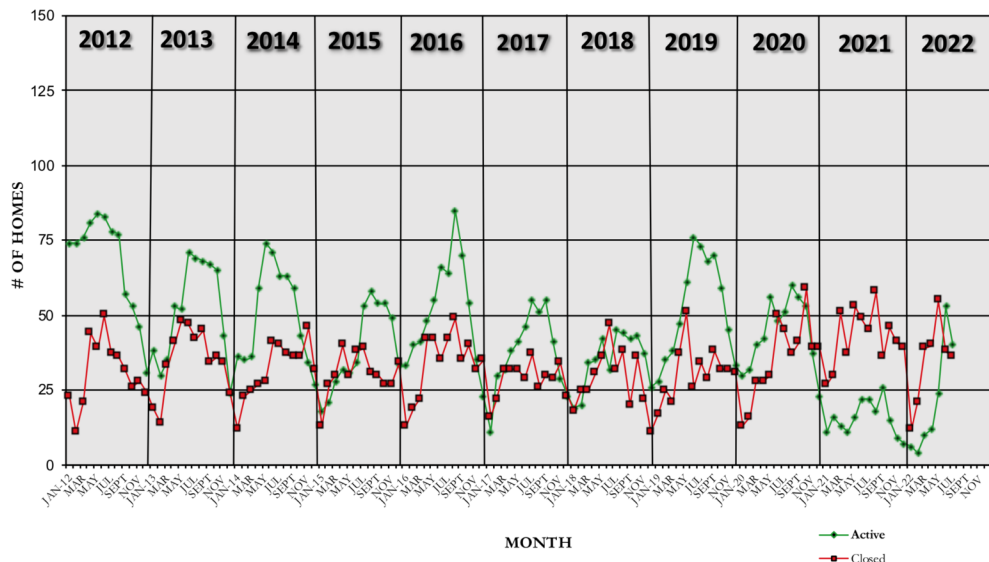
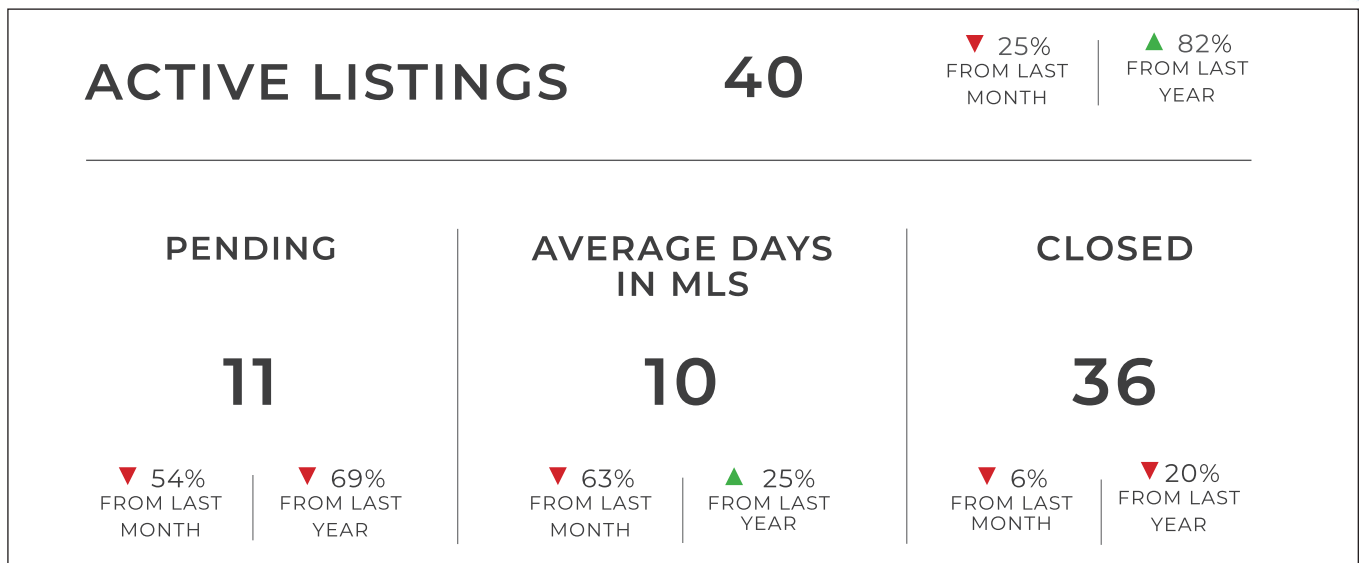


More Options For Buyers...

By now you have seen the headlines "The Seller's Market is Over". It is true that we closed 9 fewer homes in Washington Park this July than we did last July. However, we still closed more than we did in July of 2019 or 2020. If I recall, that was still considered a Seller's Market however, just not as robust as the unprecedented Seller's Market in the Spring of this year. In fact, having 40 homes to choose from instead of the 22 we had last year, actually may give some buyers a good reason to get back in the market. That combined with a drop in interest rates back down to the 5% range from the 6% we saw in June also may be helpful.

The good news is that even in the worst of markets, there is always a steady demand for Washington Park homes. It just might take a few more days to sell one and buyers may not lose their minds and pay \$200,000 over asking to get one. If you are wondering how your house might fare in today's market or whether you can compete as a buyer, please don't hesitate to be in touch.

Breung Bridg



Based on information from REcolorado for the period of 7/1/2022 - 7/31/2022 as reported on 8/15/22, 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	\$559,000	953 S Washington Street	2	1	781	905	1,067	\$756.72	0	1906	3,089	3	7/5/22	\$591,000
Duplex	\$600,000	300 S Lincoln Street	3	2	1,476	1,886	1,886	\$403.12	0	1908	2,882	22	7/29/22	\$595,000
Townhouse	\$635,000	331 S Washington Street	2	2	683	1,094	1,094	\$929.72	1	1925	3,597	8	7/18/22	\$635,000
House	\$675,000	520 E Dakota Avenue	3	3	1,312	1,640	1,640	\$510.67		1904	2,700	8	7/15/22	\$670,000
Duplex	\$695,000	80 N Logan Street	2	3	1,427	1,427	1,427	\$505.26	2	2015		3	7/1/22	\$721,000
Duplex	\$699,000	331 S Emerson Street	3	3	931	1,245	1,261	\$800.21	1	1910	2,244	5	7/14/22	\$745,000
House	\$750,000	349 S Sherman Street	3	1	1,379	1,379	1,819	\$532.99	1	1907	3,750	2	7/15/22	\$735,000
House	\$775,000	617 S University Boulevard	3	2	1,042	1,792	2,084	\$753.36	2	1939	6,250	6	7/7/22	\$785,000
House	\$795,000	774 S Grant Street	2	2	1,224	1,224	1,566	\$645.42	2	1902	4,690	3	7/26/22	\$790,000
Duplex	\$799,000	532 S Lincoln Street	4	2	1,589	1,733	1,949	\$498.11	3	1900	5,210	11	7/7/22	\$791,500
House	\$799,900	712 S Clarkson Street	2	2	1,352	1,352	1,352	\$580.62	1	1890	3,170	27	7/26/22	\$785,000
House	\$800,000	802 S Pearl Street	4	3	1,201	1,969	1,969	\$732.72	0	1908	3,900	21	7/29/22	\$880,000
House	\$850,000	238 S Downing Street	3	2	1,408	1,606	2,418	\$603.69	1	1907	4,960	13	7/7/22	\$850,000
House	\$889,900	165 S Sherman Street	5	2	1,838	2,707	2,742	\$473.34	2	1923	5,270	10	7/25/22	\$870,000
House	\$915,000	1089 S Ogden Street	3	2	1,040	1,976	2,080	\$860.58	2	1920	4,750	4	7/14/22	\$895,000
House	\$950,000	238 S Williams Street	2	2	881	1,718	1,762	\$1,034.62	3	1925	4,680	7	7/22/22	\$911,500
House	\$990,000	650 S Vine Street	2	3	1,130	1,781	2,260	\$898.23	2	1928	4,792	1	7/27/22	\$1,015,000
House	\$1,200,000	772 S Ogden Street	3	3	1,540	2,540	3,080	\$779.22	2	1918	4,760	14	7/29/22	\$1,200,000
House	\$1,200,000	830 S Clarkson Street	3	3	2,148	2,498	2,648	\$581.94	2	1906	4,757	3	7/11/22	\$1,250,000
House	\$1,250,000	821 S Vine Street	3	3	1,183	2,074	2,173	\$1,081.99	2	1926	4,680	1	7/8/22	\$1,280,000
House	\$1,250,000	547 S Williams Street	1	1	1,221	1,221	1,221	\$1,265.36	1	1963	6,240	1	7/18/22	\$1,545,000
House	\$1,285,000	245 S Lafayette Street	3	2	2,501	2,501	2,501	\$485.81	0	1921	6,240	27	7/25/22	\$1,215,000
House	\$1,295,000	962 S Vine Street	3	3	1,380	2,454	2,510	\$927.54	1	1919	4,720	7	7/25/22	\$1,280,000
House	\$1,325,000	312 S High Street	3	2	1,175	2,232	2,350	\$1,127.66	3	1926	7,020	16	7/15/22	\$1,325,000
House	\$1,349,000	671 S Clarkson Street	3	3	1,792	1,792	2,257	\$711.50	2	1905	4,690	27	7/18/22	\$1,275,000
House	\$1,350,000	772 S Clarkson Street	4	4	1,853	2,778	2,878	\$776.66	2	1925	4,750	1	7/15/22	\$1,439,150
House	\$1,400,000	1441 S Humboldt Street	5	3	1,629	3,044	3,163	\$859.42	2	1925	6,220	8	7/5/22	\$1,400,000
Duplex	\$1,425,000	800 S Washington Street	3	4	2,064	3,032	3,083	\$654.07	2	2007	3,049	13	7/29/22	\$1,350,000
House	\$1,650,000	548 S Washington Street	4	4	2,582	3,750	3,750	\$675.61	3		3,750	0	7/14/22	\$1,744,430
House	\$1,695,000	1225 S Downing Street	5	3	1,886	2,958	3,078	\$835.10	2	1923	8,990	27	7/13/22	\$1,575,000
House	\$1,749,000	532 S Corona Street	5	4	2,117	3,212	3,212	\$826.17	2	1929	6,350	16	7/29/22	\$1,749,000
House	\$2,150,000	568 S Vine Street	3	3	2,230	2,450	3,019	\$1,008.97	0	1927	7,800	5	7/7/22	\$2,250,000
House	\$2,300,000	556 S Vine Street	6	5	2,955	4,225	4,475	\$744.50	2	1928	4,680	21	7/18/22	\$2,200,000
Duplex	\$2,450,000	380 S Humboldt Street	5	5	2,953	4,051	4,121	\$829.66	2	2022	3,976	4	7/11/22	\$2,450,000
House	\$3,289,000	891 S York Street	5	5	3,335	5,100	5,100	\$952.02	2	2018	6,240	27	7/20/22	\$3,175,000
House	\$3,300,000	1120 S High Street	4	6	3,651	5,703	6,003	\$958.64	3	2011	6,648	3	7/8/22	\$3,500,000
TOTAL CLOSED = 36 AVERAGE DAYS ON MARKET = 10														

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												
Quadruplex	\$490,000	219 E Cedar Avenue	2	1	703	703	932	\$697.01	0	1900		0
Quadruplex	\$490,000	215 E Cedar Avenue	2	1	738	738	990	\$663.96	0	1900		0
House	\$600,000	822 E 1st Avenue	2	2	700	1,400	1,400	\$857.14	1	1923	2,580	15
House	\$650,000	251 S Lafayette Street	2	2	1,005	1,005	1,115	\$646.77	2	1900	3,120	59
Duplex	\$700,000	340 S Ogden Street	3	2	856	1,240	1,248	\$817.76	1	1949	4,252	3
House	\$800,000	461 S Sherman Street	3	3	1,355	1,355	1,768	\$590.41	1	1901	4,340	10
House	\$950,000	1115 S Emerson Street	3	3	1,886	1,886	2,186	\$503.71	3	1912	5,663	67
House	\$999,000	934 S Ogden Street	3	2	1,603	2,283	2,359	\$623.21	0	1911	4,755	58
House	\$1,139,570	275 S Williams Street	3	2	1,312	2,230	2,624	\$868.57	2	1926	6,240	45
House	\$1,800,000	440 S Ogden Street	4	4	2,388	3,460	3,516	\$753.77	2	1923	4,760	4
House	\$5,795,000	528 S Franklin Street	6	7	4,507	6,232	6,232	\$1,285.78	3	2022	6,746	25
TOTAL PENDING = 11												

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												
Duplex	\$345,000	819 S Lincoln Street	1	1	705	705	864	\$489.36	0	1907		29
Duplex	\$515,000	273 S Franklin Street	1	1	713	959	959	\$722.30	1	1908		73
House	\$650,000	52 S Pearl Street	3	2	1,320	1,320	1,650	\$492.42	0	1900	3,125	43
House	\$739,000	925 S University Boulevard	2	2	1,080	1,500	2,160	\$684.26	1	1929	6,500	72
Townhouse	\$749,900	39 S Grant Street	3	2	1,280	1,584	1,584	\$585.86	0	1895		53
House	\$800,000	901 S University Boulevard	3	2	934	1,558	1,558	\$856.53	1	1925	7,020	40
House	\$820,000	1345 S Corona Street	3	2	864	1,342	1,342	\$949.07	1	1922	6,240	73
House	\$850,000	554 S Lincoln Street	4	3	1,490	1,915	1,915	\$570.47	0	1895	6,250	138
House	\$949,000	580 S Emerson Street	3	2	939	1,778	1,878	\$1,010.65	2	1924	4,760	20
House	\$975,000	34 S Logan Street	4	2	1,771	2,645	2,645	\$550.54	2	1895	3,214	39
House	\$980,000	1501 S York Street	4	2	1,214	2,428	2,428	\$807.25	1	1955	6,150	30
House	\$999,000	333 S Clarkson Street	3	2	1,054	1,745	1,781	\$947.82	1	1920	4,690	26
House	\$1,000,000	331 S Sherman Street	4	4	1,845	2,513	2,613	\$542.01	0	1907	4,000	74
House	\$1,025,000	1464 S Lafayette Street	3	3	1,646	2,170	2,520	\$622.72	2	1928	6,220	25
House	\$1,100,000	25 N Corona Street	3	2	1,258	2,482	2,482	\$874.40	1	1928	4,756	39
Duplex	\$1,150,000	626-636 S Pennsylvania Street	4	6	2,396	2,396	2,396	\$479.97	4	1982	6,250	69
Duplex	\$1,175,000	219 S Logan Street	4	5	2,179	2,854	3,079	\$539.24	2	2015	2,975	62
House	\$1,225,000	15 N Grant Street	6	3	2,262	3,748	3,748	\$541.56	3	1921	5,700	60
House	\$1,275,000	795 S Pennsylvania Street	4	4	1,494	2,200	2,241	\$853.41	2	1910	4,390	46
House	\$1,290,000	501 S Downing Street	4	2	1,478	2,422	2,856	\$872.80	2	1924	6,350	18
House	\$1,300,000	259 S Corona Street	4	3	1,842	2,876	2,931	\$705.75	2	1907	4,760	59
House	\$1,775,000	428 S Ogden Street	5	4	2,152	3,285	3,285	\$824.81	2	1923	4,792	16
Townhouse	\$1,795,000	928 S Logan Street	4	5	2,460	3,266	3,347	\$729.67	2	2022		73
Townhouse	\$1,795,000	926 S Logan Street	4	5	2,536	3,384	3,465	\$707.81	2	2022		73
Townhouse	\$1,795,000	924 S Logan Street	4	5	2,460	3,266	3,347	\$729.67	2	2022		73
House	\$1,900,000	226 S Franklin Street	3	4	2,313	4,034	4,034	\$821.44	2	1985	6,710	24
Duplex	\$1,950,000	701 S Corona Street	5	5	2,478	3,445	3,496	\$786.92	2	2018		68
House	\$2,195,000	1860 E Cedar Avenue	4	3	3,214	4,047	4,047	\$682.95	2	1982	8,320	49
House	\$2,299,000	568 S Gilpin Street	4	4	2,954	4,442	4,442	\$778.27	2	2007	4,995	71
Duplex	\$2,375,000	384 S Humboldt Street	5	5	2,953	4,051	4,121	\$804.27	2	2022	3,976	35
House	\$2,550,000	1188 S Clarkson Street	4	6	3,262	4,670	4,670	\$781.73	3	2015	4,792	37
House	\$2,550,000	680 S Gilpin Street	5	5	4,259	6,259	6,396	\$598.73	2	2001	6,240	92
House	\$2,800,000	1051 S York Street	4	5	2,864	3,826	3,852	\$977.65	3	1923	6,300	60
House	\$2,925,000	1178 S Ogden Street	4	5	3,160	4,435	4,502	\$925.63	2	2018	6,240	32
House	\$3,195,000	550 S Corona Street	4	5	3,147	4,800	4,887	\$1,015.25	0	2018	6,350	33
House	\$3,195,000	788 S Williams Street	5	5	3,028	4,494	4,572	\$1,055.15	2	2019	5,000	14
House	\$3,495,000	349 S High Street	6	5	3,349	5,022	5,022	\$1,043.60	2	2022	5,370	95
House	\$5,295,000	401 S High Street	7	7	4,280	6,485	6,485	\$1,237.15	3	2012	12,333	51

House	\$5,900,000	1001 S High Street	6	8	4,866	8,243	8,300	\$1,212.49	3	2018	9,450	8
House	\$7,900,000	300 S York Street	5	9	8,734	8,734	9,899	\$904.51	4	1941	87,120	54
TOTAL ACTIVE = 40												