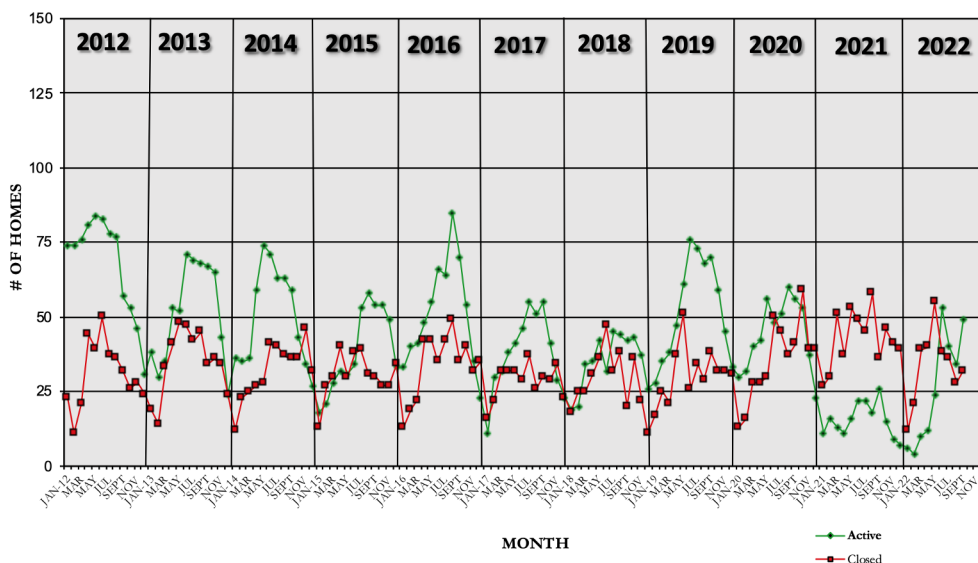
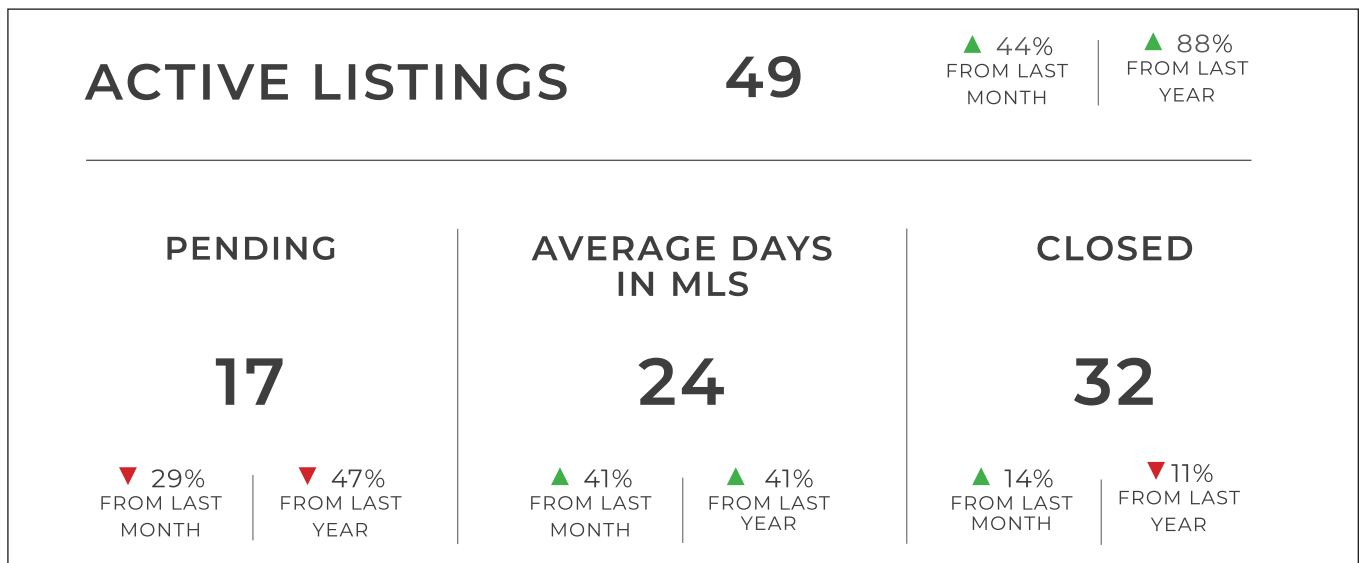


Interest Rates are Doing Their Job...

The Federal Reserve has been gradually raising rates since the Spring of this year. The purpose, as I understand it, is to curb inflation. The rate rise to over 7% seems to have curbed Washington Park real estate prices. Of the 32 homes that sold this month, 11 (or 34%) sold at or over asking which is a marked decrease from May of 2022 when we saw over 80% of the sales in that category. Had we not seen the unprecedented 80%, 34% would look pretty good. So, with a 6 week supply of inventory in Wash Park instead of a 2 week supply, it feels different. However, it remains a Seller's Market just not so much, exactly what the Fed had hoped for.

I probably don't need to point out the obvious, but buying conditions are much more normal and less stressful. So, if you, or someone you know, are thinking of making a move, this could still be a good time to do so. Let us know how we can help.

Erin Bridg



Based on information from REcolorado for the period of 9/1/2022 - 9/30/2022 as reported on 10/10/22, 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	\$375,000	823 S Lincoln Street	1	1	702	702	995	555.56	0	1907	3,049	4	9/1/22	\$390,000
Duplex	\$450,000	72 N Pennsylvania Street	1	1	552	552	702	769.93	1	1905		43	9/2/22	\$425,000
House	\$475,000	725 E Bayaud Avenue	1	1	714	714	714	644.26	1	1948	1,170	15	9/6/22	\$460,000
Duplex	\$625,000	294 S Washington Street	4	2	765	1,530	1,530	816.99	1	1923	3,032	5	9/22/22	\$625,000
House	\$635,000	393 S Pennsylvania Street	2	2	1,268	1,268	1,653	406.15	0	1906	2,350	41	9/22/22	\$515,000
House	\$650,000	24 Pearl Street	3	1	1,543	1,543	1,928	369.41	0	1895	3,119	34	9/12/22	\$570,000
House	\$650,000	251 S Lafayette Street	2	2	1,005	1,005	1,115	635.77	2	1900	3,120	59	9/16/22	\$638,950
House	\$650,000	1411 S University Boulevard	3	2	985	1,773	1,970	659.9	2	1960	6,500	14	9/20/22	\$650,000
House	\$700,000	522 S Pennsylvania Street	3	1	864	1,728	1,728	772.05	0	1927	4,690	12	9/12/22	\$667,050
House	\$750,000	464 S Washington Street	3	2	1,187	1,187	1,431	611.63	1	1905	4,120	14	9/22/22	\$726,000
House	\$790,000	159 S Grant Street	3	2	1,600	2,000	2,400	493.75	1	1904	4,551	7	9/16/22	\$790,000
House	\$799,000	1320 S Downing Street	3	2	1,011	2,022	2,022	803.66	3	1925	5,990	4	9/30/22	\$812,500
House	\$800,000	461 S Sherman Street	3	3	1,355	1,355	1,768	597.97	1	1901	4,340	10	9/1/22	\$810,250
House	\$849,000	552 S High Street	2	1	988	988	988	809.72	1	1885	3,900	17	9/13/22	\$800,000
Duplex	\$895,000	151 S Emerson Street	3	3	1,865	1,865	1,865	501.34	1	2021		3	9/2/22	\$935,000
House	\$899,000	229 S Ogden Street	4	4	2,253	3,306	3,306	368.4	2	1895	3,170	45	9/29/22	\$830,000
House	\$900,000	511 S Pennsylvania Street	3	2	1,654	1,654	1,990	516.93	2	1906	4,060	45	9/8/22	\$855,000
House	\$925,000	930 S Clarkson Street	5	2	1,560	2,559	2,697	567.31	1	1926	4,625	25	9/29/22	\$885,000
House	\$949,000	580 S Emerson Street	3	2	939	1,778	1,878	1001.06	2	1924	4,760	22	9/15/22	\$940,000
House	\$985,000	275 S Washington Street	3	2	1,152	1,993	2,037	868.92	2	1928	4,690	3	9/16/22	\$1,001,000
Duplex	\$1,100,000	626-636 S Pennsylvania Street	4	6	2,396	2,396	2,396	421.54	4	1982	6,250	92	9/28/22	\$1,010,000
House	\$1,245,000	259 S Corona Street	4	3	1,842	2,876	2,931	648.75	2	1907	4,760	73	9/28/22	\$1,195,000
Duplex	\$1,600,000	383 S Humboldt Street	4	4	2,284	3,149	3,149	691.77	2	1921	3,770	52	9/22/22	\$1,580,000
House	\$1,750,000	255 S Williams Street	4	4	2,124	3,245	3,304	823.92	2	1919	5,200	8	9/30/22	\$1,750,000
House	\$1,750,000	818 S York Street	5	4	2,592	3,392	3,488	723.38	2	1926	6,250	3	9/20/22	\$1,875,000
House	\$1,800,000	226 S Franklin Street	3	4	2,313	4,034	4,034	750.11	2	1985	6,710	29	9/9/22	\$1,735,000
Duplex	\$1,850,000	602 S Ogden Street	4	5	2,544	3,376	3,451	717.37	2	2022	3,175	8	9/20/22	\$1,825,000
House	\$1,950,000	783 S Downing Street	5	4	3,283	4,414	4,543	601.58	2	1911	5,810	13	9/30/22	\$1,975,000
House	\$2,775,000	1178 S Ogden Street	4	5	3,160	4,435	4,502	838.61	2	2018	6,240	37	9/23/22	\$2,650,000
House	\$2,798,000	970 S Vine Street	5	5	3,005	4,433	4,505	931.78	2	2020	4,720	8	9/27/22	\$2,800,000
House	\$2,995,000	788 S Williams Street	5	5	3,028	4,494	4,572	982.5	2	2019	5,000	21	9/22/22	\$2,975,000
House	\$4,400,000	480 S High Street	5	6	3,834	5,715	5,815	1147.63	2		6,240	0	9/21/22	\$4,400,000
TOTAL CLOSED = 32 AVERAGE DAYS IN MLS = 24														

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	\$495,450	219 E Cedar Avenue	2	1	703	703	932	704.77	0	1900		3
House	\$625,000	52 S Pearl Street	3	2	1,320	1,320	1,650	473.48	0	1900	3,125	65
House	\$750,000	360 S Downing Street	3	1	1,109	2,107	2,218	676.28	1	1925	4,440	3
House	\$890,000	1177 S Clarkson Street	4	3	1,010	1,884	1,884	881.19	1	1926	4,660	20
House	\$900,000	269 S Washington Street	3	3	1,056	1,710	2,112	852.27	2	1927	4,690	12
House	\$975,000	794 S Pearl Street	3	2	1,085	2,170	2,170	898.62	2	1907	5,155	6
House	\$1,025,000	1464 S Lafayette Street	3	3	1,646	2,170	2,520	622.72	2	1928	6,220	48
Duplex	\$1,175,000	219 S Logan Street	4	5	2,179	2,854	3,079	539.24	2	2015	2,975	7
House	\$1,176,000	804 S Emerson Street	4	3	1,946	1,946	2,112	604.32	2	1891	4,770	4
House	\$1,199,000	246 S Gilpin Street	4	2	1,860	1,860	2,308	644.62	1	1910	4,680	3
House	\$1,399,000	957 S Corona Street	3	3	2,105	3,039	3,091	664.61	2	1925	6,340	21
House	\$1,545,000	1003 S Corona Street	3	3	1,650	2,369	2,519	936.36	2	1911	4,750	14
House	\$1,679,000	610 S High Street	3	3	2,186	3,178	3,423	768.07	2	1929	6,240	2
Duplex	\$1,875,000	600 S Ogden Street	4	5	2,550	3,382	3,457	735.29	2	2022	3,175	2
Duplex	\$2,325,000	384 S Humboldt Street	5	5	2,953	4,051	4,121	787.33	2	2022	3,976	64
House	\$3,175,000	891 S York Street	5	5	3,335	5,100	5,100	952.02	2	2018	6,240	2
House	\$3,790,000	792 S High Street	6	6	3,953	5,513	5,732	958.77	2	2018	5,370	11
TOTAL PENDING = 17												

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	\$415,000	74 N Pennsylvania Street	1	1	552	552	702	751.81	1	1905		85
Duplex	\$509,000	427 E Dakota Avenue	2	1	686	1,031	1,031	741.98	0	1910	1,225	38
Duplex	\$514,900	835 S Washington Street	1	1	648	648	1,065	794.6	1	1910	3,189	12
House	\$675,000	925 S University Boulevard	2	2	1,080	1,500	2,160	625	1	1929	6,500	122
House	\$695,000	400 S Sherman Street	4	2	1,639	1,639	2,119	424.04	0	1901	2,944	63
House	\$699,000	825 S Pearl Street	3	1	1,421	1,421	1,852	491.91	0	1909	4,000	60
House	\$720,000	249 S Grant Street	3	2	1,104	1,536	1,605	652.17	2	1904	4,462	12
Townhouse	\$748,900	39 S Grant Street	3	2	1,280	1,584	1,584	585.08	0	1895		109
House	\$789,000	128 S Logan Street	3	2	1,561	1,561	1,861	505.45	2	1895	3,900	16
House	\$798,000	524 S Logan Street	2	2	1,240	1,240	1,389	643.55	2	1890	3,200	66
House	\$810,000	242 S Grant Street	3	2	1,469	2,095	2,252	551.4	2	1890	2,975	19
House	\$820,000	357 S Grant Street	2	3	1,780	1,780	2,676	460.67	0	1910	5,950	15
House	\$849,000	369 S Pennsylvania Street	3	2	1,359	1,652	1,792	624.72	1	1906	3,870	17
House	\$849,900	482 S Pearl Street	3	2	1,782	1,782	1,782	476.94	2	1890	3,120	31
House	\$870,000	287 S Clarkson Street	4	2	1,564	2,264	2,346	556.27	2	1910	4,170	47
House	\$870,000	1501 S York Street	4	2	1,214	2,428	2,428	716.64	1	1955	6,150	86
House	\$900,000	353 S Logan Street	4	3	1,484	2,204	2,204	606.47	2	1897	4,460	32
House	\$930,000	408 S Washington Street	3	2	1,007	1,813	2,014	923.54	1	1905	4,690	33
House	\$935,000	1076 S Pearl Street	3	2	1,762	1,762	2,643	530.65	2	1900	4,690	12
Duplex	\$936,000	590 S Williams Street	3	2	1,118	2,123	2,123	837.21	0	1929	2,939	12
House	\$940,000	146 S Sherman Street	4	2	2,300	2,926	3,166	408.7	0	1900	3,000	93
House	\$964,000	265 S Logan Street	4	4	1,978	2,248	2,578	487.36	2	1903	4,462	11
House	\$975,000	581 S University Boulevard	4	3	1,326	2,349	2,610	735.29	2	1930	6,250	25
House	\$1,100,000	300 S Franklin Street	2	2	1,614	1,614	1,614	681.54	2	1900	5,060	54
House	\$1,100,000	15 N Grant Street	6	3	2,262	3,748	3,748	486.3	3	1921	5,700	116
House	\$1,125,000	795 S Pennsylvania Street	4	4	1,494	2,200	2,241	753.01	2	1910	4,390	102
House	\$1,179,000	730 S Sherman Street	4	4	2,089	2,560	2,825	564.38	2	1905	3,650	12
House	\$1,275,000	445 S Emerson Street	4	2	986	2,005	2,084	1293.1	3	1927	4,760	32
House	\$1,400,000	1245 S York Street	5	3	1,832	2,889	3,229	764.19	2	1911	6,300	11
Triplex	\$1,500,000	1058 S Corona Street	4	5	2,388	3,288	3,386	628.14	2	2007	3,480	24
Townhouse	\$1,750,000	926 S Logan Street	4	5	2,536	3,384	3,465	690.06	2	2022		129
Townhouse	\$1,750,000	924 S Logan Street	4	5	2,460	3,266	3,347	711.38	2	2022		129
Townhouse	\$1,775,000	928 S Logan Street	4	5	2,460	3,266	3,347	721.54	2	2022		129
Townhouse	\$1,780,000	1100 S Clarkson Street	4	4	2,249	3,378	3,378	791.46	2	2006	3,484	10
Duplex	\$1,825,000	701 S Corona Street	5	5	2,478	3,445	3,496	736.48	2	2018		124
House	\$1,995,000	1135 S Emerson Street	4	3	3,005	3,005	4,596	663.89	2	2006	6,240	24
House	\$2,150,000	1192 S Gaylord Street	4	4	1,646	2,639	2,691	1306.2	2	1905	6,300	33

House	\$2,195,000	1860 E Cedar Avenue	4	3	3,214	4,047	4,047	682.95	2	1982	8,320	105
House	\$2,397,000	1188 S Clarkson Street	4	6	3,262	4,670	4,670	734.83	3	2015	4,792	54
House	\$2,895,000	373 S Vine Street	5	6	3,540	5,222	5,310	817.8	2	2007	6,240	39
House	\$2,998,000	969 S Gilpin Street	4	5	3,460	5,145	5,295	866.47	2	2007	6,250	34
House	\$3,000,000	392 S High Street	5	5	3,111	4,411	4,530	964.32	2	2022	5,240	10
House	\$3,475,000	776 S Gaylord Street	5	5	3,373	5,075	5,175	1030.24	2	2015	6,250	11
House	\$3,495,000	349 S High Street	6	5	3,349	5,022	5,022	1043.6	2	2022	5,370	151
House	\$3,700,000	325 S Race Street	6	6	3,881	5,723	5,723	953.36	2	2022	6,240	11
House	\$4,500,000	1991 E Alameda Avenue 14	4	5	6,029	6,779	8,100	746.39	4	1986	12,900	67
House	\$5,295,000	401 S High Street	8	7	4,280	6,485	6,485	1237.15	3	2012	12,333	107
House	\$5,300,000	932 S Franklin Street	5	8	3,986	5,978	5,978	1329.65	3	2008	6,870	27
House	\$5,900,000	1001 S High Street	6	8	4,866	8,243	8,300	1212.49	3	2018	9,450	64
TOTAL ACTIVE = 49												