

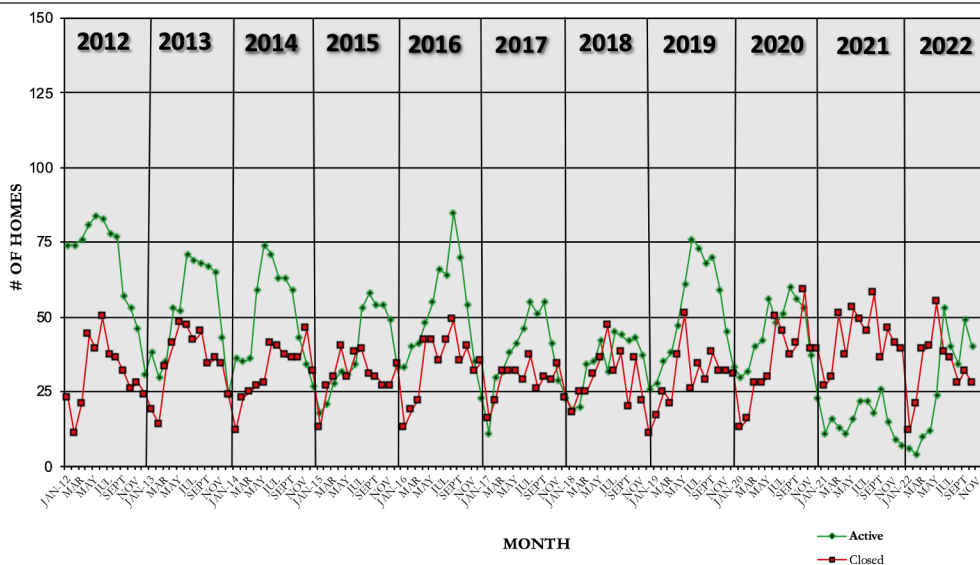
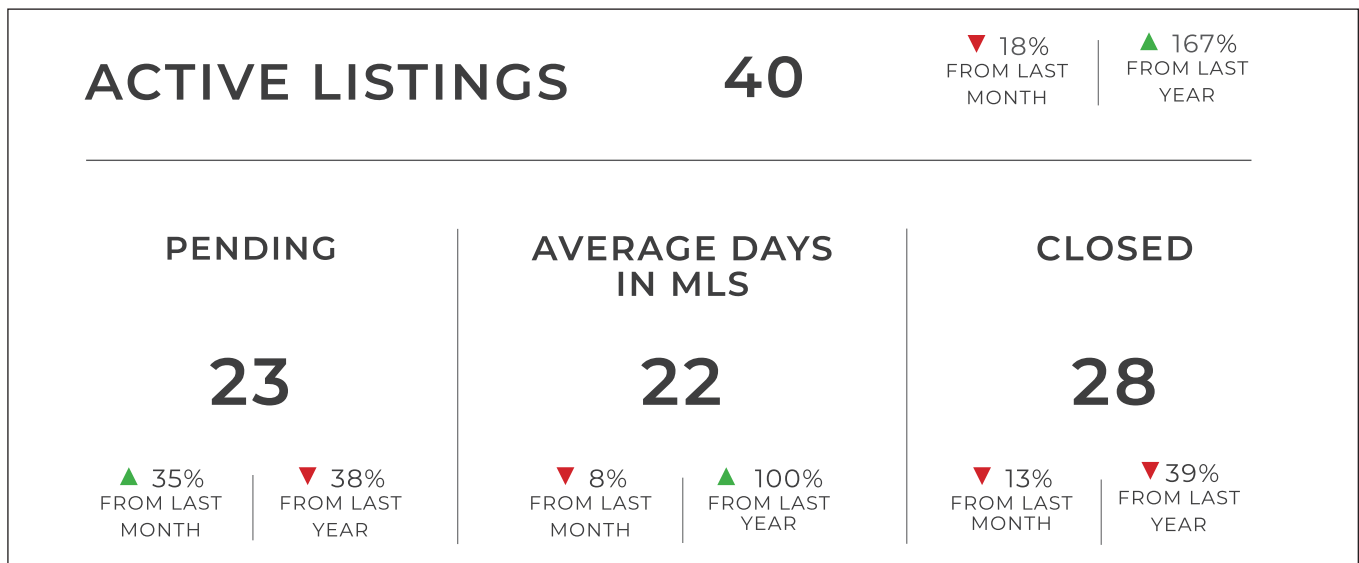
We Are Right side Up Again...

If you look at the chart, in most months over the last 10 years, we had more homes in inventory on the first day of the month than we sold in the prior month. That changed pretty dramatically in 2021 and continued into the first half of 2022. Now we can clearly see the new trend that began in June of this year. The green line (active listings) has once again returned to being above the red line (closed listings). This is the more "normal" orientation given historical data.

However, this does not mean we have shifted to a Buyer's Market. To do that, we need close to 6 months of inventory. We have moved back to more balance with 2 months of inventory verses 2 weeks. This has created more equality in negotiations between Buyer and Seller where Buyers are once again writing contracts with loan, appraisal and inspection contingencies and Sellers are accepting them.

If you know someone who is thinking of buying or selling or both, let us know. We would be happy to evaluate how these changes have affected their situation.

Happy Thanksgiving from all of us here at The Bridge Team!

Based on information from REcolorado for the period of 10/1/2022 - 10/31/2022 as reported on 11/1/22, 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	\$399,000	74 N Pennsylvania Street	1	1	552	552	702	\$731.88	1	1905		88	10/28/22	\$404,000
Duplex	\$495,000	273 S Franklin Street	1	1	713	959	959	\$687.24	1	1908		75	10/18/22	\$490,000
Quadruplex	\$495,450	219 E Cedar Avenue	2	1	703	703	932	\$725.46	0	1900		3	10/11/22	\$510,000
House	\$750,000	360 S Downing Street	3	1	1,109	2,107	2,218	\$652.84	1	1925	4,440	3	10/21/22	\$724,000
House	\$760,000	76 S Washington Street	3	2	1,303	1,303	1,433	\$583.27	2	1890	3,125	3	10/4/22	\$760,000
House	\$800,000	64 S Grant Street	2	3	1,106	1,736	1,736	\$689.42	2	1905	5,227	6	10/28/22	\$762,500
House	\$819,000	80 Washington Street	3	4	1,689	2,263	2,645	\$475.96	2	1900	3,049	52	10/4/22	\$803,900
House	\$825,000	369 S Pennsylvania Street	3	2	1,359	1,652	1,792	\$596.03	1	1906	3,870	20	10/27/22	\$810,000
House	\$828,000	56 N Ogden Street	4	2	1,614	1,614	2,421	\$530.36	2	1910	4,755	5	10/5/22	\$856,000
House	\$885,000	324 S Corona Street	2	2	979	1,750	1,943	\$883.55	1	1910	4,760	16	10/28/22	\$865,000
House	\$890,000	1177 S Clarkson Street	4	3	1,010	1,884	1,884	\$856.44	1	1926	4,660	20	10/14/22	\$865,000
House	\$900,000	269 S Washington Street	3	3	1,056	1,710	2,112	\$852.27	2	1927	4,690	12	10/31/22	\$900,000
Duplex	\$936,000	590 S Williams Street	3	2	1,118	2,123	2,123	\$809.48	0	1929	2,939	14	10/24/22	\$905,000
Duplex	\$1,175,000	219 S Logan Street	4	5	2,179	2,854	3,079	\$539.24	2	2015	2,975	7	10/17/22	\$1,175,000
House	\$1,176,000	804 S Emerson Street	4	3	1,946	1,946	2,112	\$642.34	2	1891	4,770	4	10/12/22	\$1,250,000
House	\$1,199,000	246 S Gilpin Street	4	2	1,860	1,860	2,308	\$712.37	1	1910	4,680	3	10/14/22	\$1,325,000
House	\$1,399,000	957 S Corona Street	3	3	2,105	3,039	3,091	\$619.95	2	1925	6,340	21	10/11/22	\$1,305,000
House	\$1,679,000	610 S High Street	3	3	2,186	3,178	3,423	\$768.07	2	1929	6,240	2	10/26/22	\$1,679,000
House	\$1,775,000	428 S Ogden Street	5	4	2,152	3,285	3,285	\$824.81	2	1923	4,792	22	10/28/22	\$1,775,000
House	\$1,795,000	349 S Vine Street	4	4	2,505	3,355	3,425	\$696.07	2	1928	6,240	2	10/21/22	\$1,743,653
Duplex	\$1,875,000	600 S Ogden Street	4	5	2,550	3,382	3,457	\$735.29	2	2022	3,175	2	10/14/22	\$1,875,000
Duplex	\$1,950,000	483 S Ogden Street		0	2,608	3,559	3,744	\$728.53	3	2019	4,178	3	10/6/22	\$1,900,000
House	\$2,299,000	568 S Gilpin Street	4	4	2,954	4,442	4,442	\$609.34	2	2007	4,995	113	10/3/22	\$1,800,000
Duplex	\$2,325,000	384 S Humboldt Street	5	5	2,953	4,051	4,121	\$778.87	2	2022	3,976	64	10/17/22	\$2,300,000
House	\$3,175,000	891 S York Street	5	5	3,335	5,100	5,100	\$952.02	2	2018	6,240	2	10/14/22	\$3,175,000
House	\$3,790,000	792 S High Street	6	6	3,953	5,513	5,732	\$860.11	2	2018	5,370	11	10/18/22	\$3,400,000
House	\$4,150,000	1111 S Gilpin Street	5	5	3,472	5,325	5,325	\$1,166.47	2	2020	6,250	6	10/4/22	\$4,050,000
House	\$5,795,000	528 S Franklin Street	6	7	4,507	6,232	6,232	\$1,205.90	3	2022	6,746	25	10/14/22	\$5,435,000
TOTAL CLOSED = 28 AVERAGE DAYS IN THE MLS = 22														

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												
Duplex	\$650,000	579 S Clarkson Street	2	2	992	1,427	1,476	\$655.24	3	1922	3,351	24
House	\$650,000	825 S Pearl Street	3	1	1,421	1,421	1,852	\$457.42	0	1909	4,000	71
House	\$675,000	925 S University Boulevard	2	2	1,080	1,500	2,160	\$625.00	1	1929	6,500	125
House	\$690,000	249 S Grant Street	3	2	1,104	1,536	1,605	\$625.00	2	1904	4,462	31
House	\$700,000	263 S Washington Street	3	1	1,536	1,536	2,304	\$455.73	2	1910	4,792	6
House	\$799,900	482 S Pearl Street	3	2	1,782	1,782	1,782	\$448.88	2	1890	3,120	46
House	\$820,000	357 S Grant Street	2	3	1,780	1,780	2,676	\$460.67	0	1910	5,950	15
House	\$825,000	139 S Downing Street	3	2	1,314	2,124	2,124	\$627.85	2	1905	5,480	30
House	\$840,000	1501 S York Street	4	2	1,214	2,428	2,428	\$691.93	1	1955	6,150	92
House	\$870,000	287 S Clarkson Street	4	2	1,564	2,264	2,346	\$556.27	2	1910	4,170	56
House	\$899,000	522 S Sherman Street	4	2	1,500	1,655	1,811	\$599.33	2	1897	4,690	28
House	\$920,000	408 S Washington Street	3	2	1,007	1,813	2,014	\$913.60	1	1905	4,690	37
House	\$950,000	572 S Clarkson Street	3	2	988	1,888	1,976	\$961.54	1	1927	4,760	3
House	\$965,000	581 S University Boulevard	4	3	1,326	2,349	2,610	\$727.75	2	1930	6,250	33
House	\$1,100,000	15 N Grant Street	6	3	2,262	3,748	3,748	\$486.30	3	1921	5,700	137
House	\$1,275,000	758 S Vine Street	2	1	1,135	1,399	2,270	\$1,123.35	1	1926	6,250	4
House	\$1,350,000	1245 S York Street	5	3	1,832	2,889	3,229	\$736.90	2	1911	6,300	29
House	\$1,360,000	525 S Corona Street	3	2	1,454	2,908	2,950	\$935.35	2	1922	6,350	27
House	\$1,420,000	1380 S Race Street	3	3	2,182	2,182	2,772	\$650.78	0	1936	6,098	6
House	\$2,850,000	373 S Vine Street	5	6	3,540	5,222	5,310	\$805.08	2	2007	6,240	50
House	\$2,998,000	969 S Gilpin Street	4	5	3,460	5,145	5,295	\$866.47	2	2007	6,250	44
House	\$3,000,000	392 S High Street	5	5	3,111	4,411	4,530	\$964.32	2	2022	5,240	10
House	\$5,900,000	1001 S High Street	6	8	4,866	8,243	8,300	\$1,212.49	3	2018	9,450	74
TOTAL PENDING = 23												

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ACTIVE												
Duplex	\$299,000	819 S Lincoln Street	1	1	705	705	864	\$424.11	0	1907		79
Townhouse	\$359,000	131 E Exposition Avenue	1	1	556	556	714	\$645.68	0	1905	934	6
Duplex	\$499,988	427 E Dakota Avenue	2	1	686	1,031	1,031	\$728.84	0	1910	1,225	56
Duplex	\$514,900	835 S Washington Street	1	1	648	648	1,065	\$794.60	1	1910	3,189	34
Duplex	\$540,000	491 S Lincoln Street	2	1	900	900	1,215	\$600.00	1	1907		20
House	\$625,000	52 N Logan Street	2	2	1,080	1,080	1,080	\$578.70	2	1895	3,123	19
House	\$650,000	571 S Lincoln Street	4	2	1,599	1,599	2,046	\$406.50	1	1895	4,690	24
Townhouse	\$700,000	39 S Grant Street	3	2	1,280	1,584	1,584	\$546.88	0	1895		131
House	\$765,000	242 S Grant Street	3	2	1,469	2,095	2,252	\$520.76	2	1890	2,975	41
House	\$779,000	128 S Logan Street	3	2	1,561	1,561	1,861	\$499.04	2	1895	3,900	38
House	\$798,000	524 S Logan Street	2	2	1,240	1,240	1,389	\$643.55	2	1890	3,200	88
House	\$849,999	353 S Logan Street	4	3	1,484	2,204	2,204	\$572.78	2	1897	4,460	54
House	\$865,000	1076 S Pearl Street	3	2	1,762	1,762	2,643	\$490.92	2	1900	4,690	34
House	\$900,000	265 S Logan Street	4	4	1,978	2,248	2,578	\$455.01	2	1903	4,462	33
House	\$900,000	34 S Logan Street	4	2	1,771	2,645	2,645	\$508.19	2	1895	3,214	64
House	\$985,000	1464 S Lafayette Street	3	3	1,646	2,170	2,520	\$598.42	2	1928	6,220	70
House	\$1,100,000	300 S Franklin Street	2	2	1,614	1,614	1,614	\$681.54	2	1900	5,060	76
House	\$1,149,500	730 S Sherman Street	4	4	2,089	2,560	2,825	\$550.26	2	1905	3,650	34
House	\$1,199,999	445 S Emerson Street	4	2	986	2,005	2,084	\$1,217.04	3	1927	4,760	54
House	\$1,350,000	1045 S University Boulevard	4	4	3,022	3,732	3,849	\$446.72	2	1900	7,800	6
Townhouse	\$1,495,000	926 S Logan Street	4	5	2,536	3,384	3,465	\$589.51	2	2022		151
Townhouse	\$1,495,000	924 S Logan Street	4	5	2,460	3,266	3,347	\$607.72	2	2022		151
Triplex	\$1,500,000	1058 S Corona Street	4	5	2,388	3,288	3,386	\$628.14	2	2007	3,480	41
Townhouse	\$1,525,000	928 S Logan Street	4	5	2,460	3,266	3,347	\$619.92	2	2022		151
Duplex	\$1,825,000	701 S Corona Street	5	5	2,478	3,445	3,496	\$736.48	2	2018		146
Duplex	\$1,850,000	750 S Clarkson Street	4	5	2,550	3,378	3,453	\$725.49	2	2020	3,115	29
House	\$1,925,000	1135 S Emerson Street	4	3	3,005	3,005	4,596	\$640.60	2	2006	6,240	46
House	\$2,095,000	1860 E Cedar Avenue	4	3	3,214	4,047	4,047	\$651.84	2	1982	8,320	127
House	\$2,150,000	1192 S Gaylord Street	4	4	1,646	2,639	2,691	\$1,306.20	2	1905	6,300	55
House	\$2,250,000	462 S Pennsylvania Street	5	6	3,255	4,235	4,235	\$691.24	2	1924	4,690	4
House	\$2,397,000	1188 S Clarkson Street	4	6	3,262	4,670	4,670	\$734.83	3	2015	4,792	76
House	\$2,575,000	680 S Gilpin Street	6	5	4,259	6,259	6,396	\$604.60	2	2001	6,240	25
House	\$2,750,000	582 S York Street	5	5	2,485	3,572	3,572	\$1,106.64	1	1928	6,240	18
House	\$3,475,000	776 S Gaylord Street	5	5	3,373	5,075	5,175	\$1,030.24	2	2015	6,250	33
House	\$3,495,000	325 S Race Street	6	6	3,881	5,723	5,723	\$900.54	2	2022	6,240	33

House	\$4,100,000	1687 E Cedar Avenue	3	4	4,601	5,844	5,982	\$891.11	4	1995	6,289	14
House	\$4,500,000	1991 E Alameda Avenue #14	4	5	6,029	6,779	8,100	\$746.39	4	1986	12,900	89
House	\$5,295,000	401 S High Street	8	7	4,280	6,485	6,485	\$1,237.15	3	2012	12,333	129
House	\$5,300,000	932 S Franklin Street	5	8	3,986	5,978	5,978	\$1,329.65	3	2008	6,870	49
House	\$7,900,000	300 S York Street	5	9	8,734	8,734	9,899	\$904.51	4	1941	87,120	103
TOTAL ACTIVE = 40												