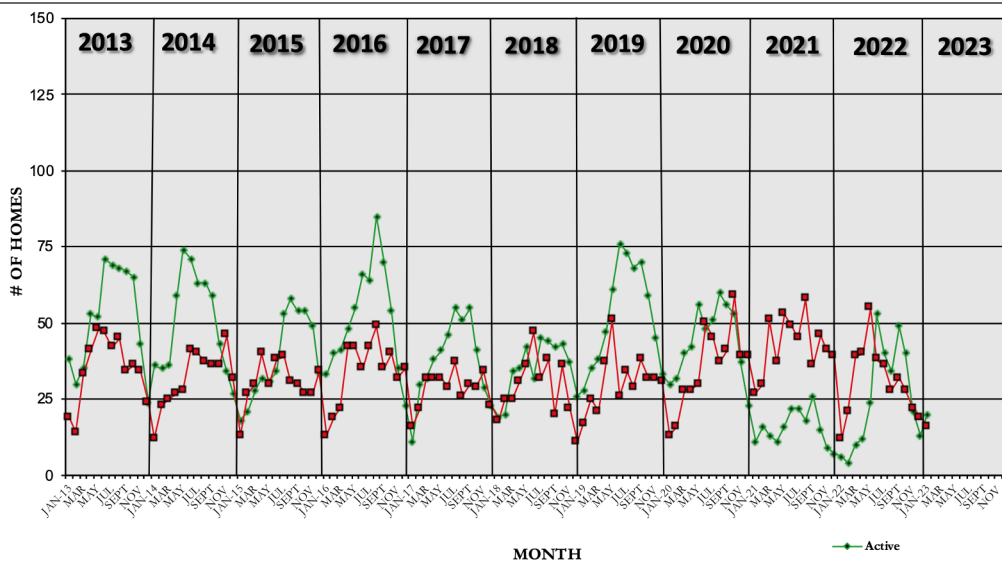
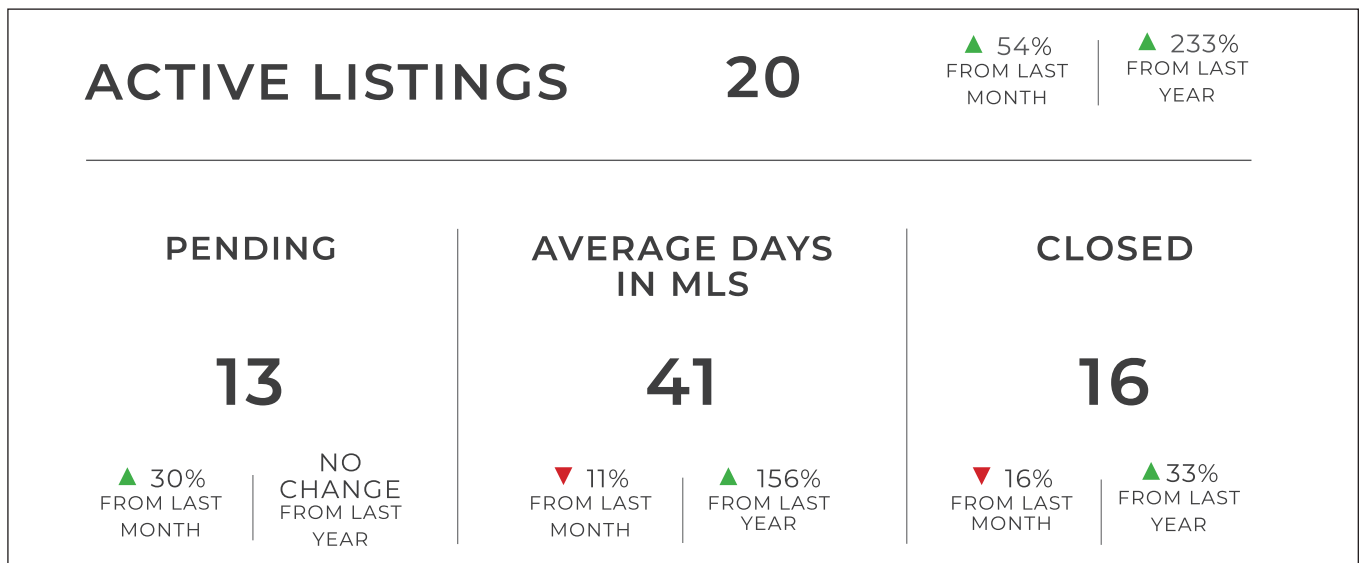


### *When Will The Spring Market Bloom...*

After the Spring market of 2022 and the crazy bidding wars etc, we are all curious what this Spring will bring. However, cold weather, holiday and post holiday travel do not make January a very good predictor of the year to come. However, if you look at the pending sales that are under \$1,500,000 those sales were only in the MLS an average of 7 days. So, in spite of interest rates, that sector of the market seems to be seeing high demand.

So, let's get all of this ice melted, get some more homes on the market and see what is to come. It may not be an unprecedented, record setting Spring like the last one, but we are off to a good start. If we can answer any questions or help in any way, please don't hesitate to get in touch.

*Bruce Bridge*



Based on information from REcolorado for the period of 1/1/2022 - 1/31/2022 as reported on 2/1/23, 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
<b>CLOSED</b>														
Townhouse	\$349,000	131 E Exposition Avenue	1	1	556	556	714	\$627.70	0	1905	934	50	1/18/23	\$349,000
Duplex	\$500,000	493 S Lincoln	2	1	900	1,215	1,215	\$555.56	0	1907		29	1/27/23	\$500,000
House	\$650,000	201 S Pennsylvania Street	2	2	1,094	1,334	2,188	\$557.59	2	1911	3,750	4	1/9/23	\$610,000
House	\$650,000	557 S University Boulevard	2	2	1,358	1,358	2,638	\$476.80	2	1929	6,250	2	1/27/23	\$647,500
House	\$750,000	1130 S Ogden Street	3	1	1,072	1,768	1,834	\$699.63	2	1904	4,680	1	1/20/23	\$750,000
House	\$769,000	128 S Logan Street	3	2	1,561	1,561	1,861	\$475.34	2	1895	3,900	79	1/13/23	\$742,000
House	\$825,000	139 S Downing Street	3	2	1,314	2,124	2,124	\$621.77	2	1905	5,480	30	1/3/23	\$817,000
House	\$840,000	34 S Logan Street	4	2	1,771	2,645	2,645	\$460.19	2	1895	3,214	98	1/25/23	\$815,000
House	\$950,000	607 S Pennsylvania Street	4	3	1,612	2,088	2,404	\$589.33	2	1907	4,150	7	1/26/23	\$950,000
House	\$1,100,000	730 S Sherman Street	4	4	2,089	2,560	2,825	\$497.85	2	1905	3,650	91	1/23/23	\$1,040,000
House	\$1,100,000	1355 S Downing Street	5	3	1,267	2,407	2,534	\$891.87	2	1920	8,990	0	1/27/23	\$1,130,000
House	\$2,095,000	1860 E Cedar Avenue	4	3	3,214	4,047	4,047	\$601.43	2	1982	8,320	146	1/17/23	\$1,933,000
House	\$2,298,000	2035 E Alameda Avenue	3	6	3,860	5,607	6,772	\$593.26	4		8,712	0	1/10/23	\$2,290,000
House	\$2,350,000	568 S Gilpin	3	5	2,954	4,109	4,442	\$761.68	2	2007	4,995	5	1/25/23	\$2,250,000
House	\$2,450,000	680 S Gilpin Street	6	5	4,259	6,259	6,396	\$549.42	2	2001	6,240	42	1/18/23	\$2,340,000
House	\$3,495,000	325 S Race Street	6	6	3,881	5,723	5,723	\$850.30	2	2022	6,240	65	1/4/23	\$3,300,000
<b>TOTAL CLOSED = 16    AVERAGE DAYS IN MLS = 41</b>														

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
<b>PENDING</b>												
House	\$610,000	989 S Pennsylvania Street	2	1	994	994	1,340	\$613.68	1	1905	4,750	1
House	\$760,000	329 S Clarkson Street	3	1	1,145	1,758	2,080	\$663.76	1	1925	4,690	44
House	\$775,000	803 S Grant Street	4	2	864	1,628	1,728	\$896.99	0	1926	4,690	3
Townhouse	\$825,000	15 N Ogden Street	3	3	2,217	2,497	2,624	\$372.12	2	1980	831	7
House	\$874,950	17 S Pennsylvania Street	4	3	1,462	2,047	2,193	\$598.46	2	1900	6,098	3
House	\$899,000	1411 S Marion Street	4	2	970	1,940	1,940	\$926.80	2	1928	5,990	3
House	\$969,000	525 S Pearl Street	4	2	2,092	2,092	2,334	\$463.19	2	1893	4,690	4
House	\$1,500,000	966 S York Street	4	4	2,112	2,912	3,111	\$710.23	1	1921	6,250	42
House	\$1,525,000	728 S Gilpin Street	4	4	1,976	2,662	2,840	\$771.76	2	1922	4,690	60
House	\$1,725,000	893 S Corona Street	4	4	2,344	3,094	3,281	\$735.92	1	1916	4,940	0
House	\$2,595,000	582 S York Street	5	5	2,485	3,572	3,572	\$1,044.27	1	1928	6,240	96
House	\$4,500,000	1991 E Alameda Avenue 14	4	5	6,029	6,779	8,100	\$746.39	4	1986	12,900	161
House	\$5,300,000	932 S Franklin Street	5	8	3,986	5,978	5,978	\$1,329.65	3	2008	6,870	113
<b>TOTAL PENDING = 13</b>												

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
<b>ACTIVE</b>												
House	\$650,000	1521 E Alameda Avenue	1	1	1,208	1,208	1,208	\$538.08	0	1905	3,610	20
House	\$725,000	339 S Downing	2	1	991	991	1,982	\$731.58	1	1908	4,760	16
Townhouse	\$1,225,000	701 S Logan Street	3	4	1,865	2,528	2,528	\$656.84	2	2020		14
Duplex	\$1,274,999	561 S Washington Street	4	4	1,892	2,828	2,828	\$673.89	2	2007	3,125	22
Townhouse	\$1,449,000	926 S Logan Street	4	5	2,536	3,384	3,465	\$571.37	2	2022		27
Townhouse	\$1,464,000	924 S Logan Street	4	5	2,460	3,226	3,347	\$595.12	2	2022		27
Townhouse	\$1,479,000	928 S Logan Street	4	5	2,460	3,266	3,347	\$601.22	2	2022		27
House	\$1,750,000	930 S Gaylord Street	5	4	2,139	3,267	3,267	\$818.14	2	2020	4,720	27
Duplex	\$1,825,000	750 S Clarkson Street	4	5	2,550	3,378	3,453	\$715.69	2	2020	3,115	22
House	\$1,950,000	1192 S Gaylord Street	4	4	1,646	2,639	2,691	\$1,184.69	2	1905	6,300	147
House	\$2,580,000	364 S Franklin Street	5	5	2,859	4,315	4,315	\$902.41	2	2023	4,504	23
House	\$2,700,000	486 S Williams Street	5	5	2,692	3,871	4,002	\$1,002.97	2	2022	4,680	57
House	\$3,050,000	842 S Williams Street	5	6	3,221	4,336	4,702	\$946.91	3	2023	6,250	13
House	\$3,085,000	695 S Gaylord Street	6	5	3,368	4,444	4,444	\$915.97	2	1931	6,240	61
House	\$3,095,000	169 S Franklin Street	5	5	3,373	4,870	5,120	\$917.58	2	2020	6,230	2
House	\$3,750,000	1687 E Cedar Avenue	3	4	4,601	5,844	5,982	\$815.04	4	1995	6,289	104
House	\$3,990,000	959 S Vine Street	4	5	3,508	5,211	5,211	\$1,137.40	2	2023	6,300	5
House	\$4,995,000	401 S High Street	8	7	4,280	6,485	6,485	\$1,167.06	3	2012	12,333	221
House	\$6,785,000	2301 E Alameda Avenue	4	7	6,190	7,540	7,696	\$1,096.12	4	1932	56,628	6
House	\$7,900,000	300 S York Street	5	9	8,734	8,734	9,899	\$904.51	4	1941	87,120	195
<b>TOTAL ACTIVE = 20</b>												