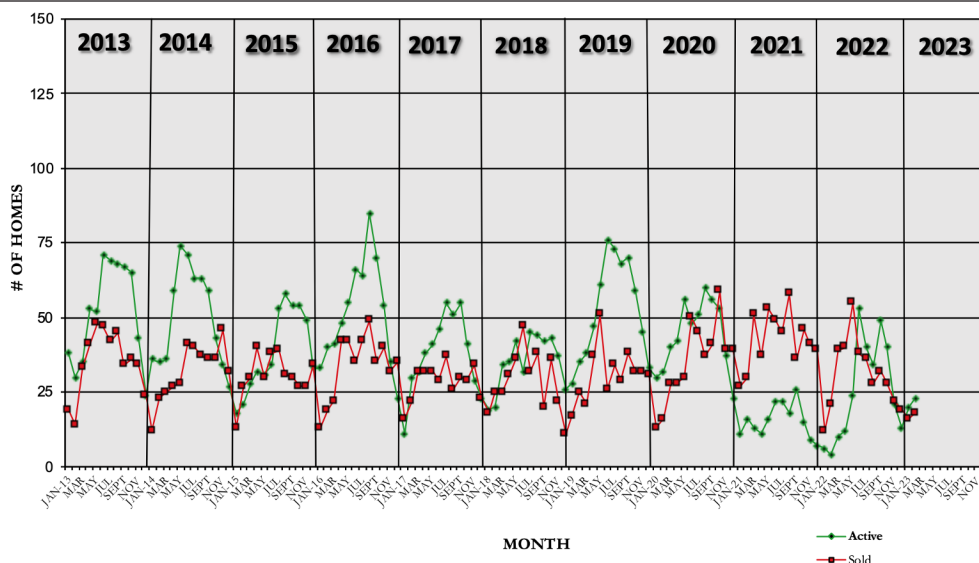
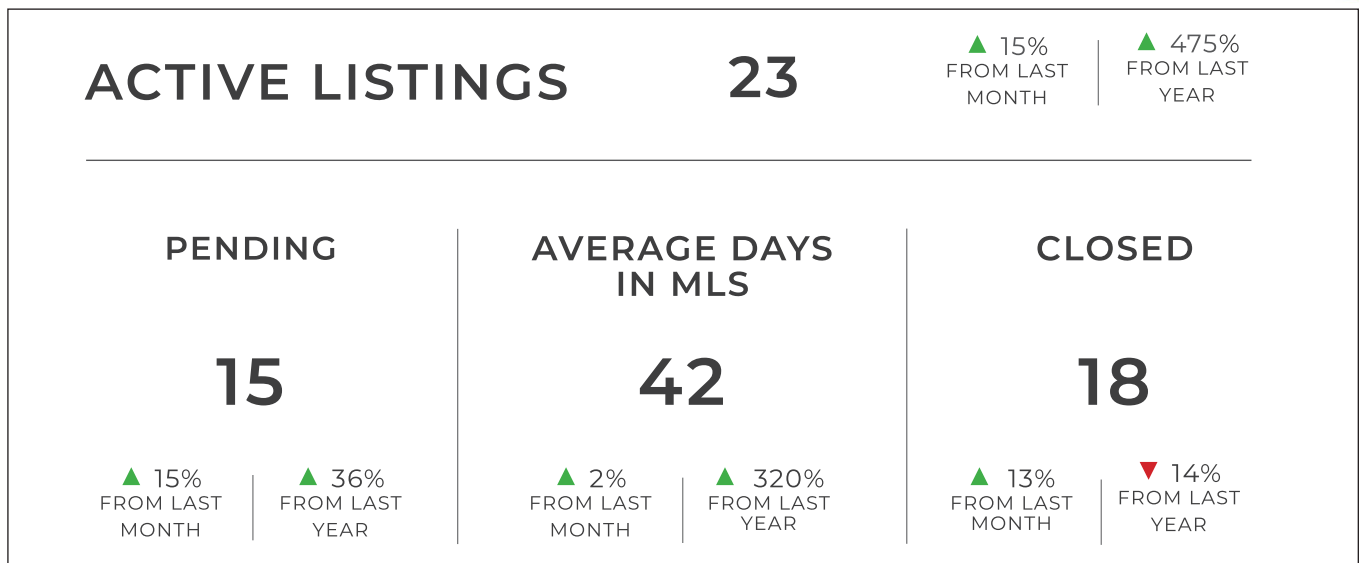


Inventory Remains Low...

Inventory remains remarkably low. This continues to bolster the market. If you take the one outlier away that took 163 days to go under contract, the days on market for the homes that are currently pending drops to just 16 days. That is still among the fastest selling markets we have seen in the area in the last 40 years!

Demand is certainly down. With rates up many with rates that are half or less of what they are now are staying put. That is understandable. The decreased demand has increased the time to sell a small amount but more noticeable is the fact that the days of sales of tens or hundreds of thousands over asking are certainly done for awhile. This is a great time to make a move down to something smaller/cheaper. The selling conditions are still good and if you have a lot of equity in your house as many do, it is a good time to buy also. That is because you can pay cash for the new place and be unaffected by the interest rates. You also are likely to not have to pay over asking for the new place. You might even have a few days or weeks to look around and your favorite might still be available. We haven't seen that in awhile.

At the Bridge Team, we have seen all kinds of markets since we began selling homes in Denver in 1981. If you want to tap into that body of knowledge just to ask a question or to buy or sell a home, please be in touch.

Based on information from REcolorado for the period of 2/1/2023 - 2/28/2023 as reported on 3/1/23, 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
CLOSED														
House	\$610,000	989 S Pennsylvania Street	2	1	994	994	1,340	\$618.71	1	1905	4,750	1	2/27/23	\$615,000
House	\$775,000	803 S Grant Street	4	2	864	1,628	1,728	\$873.84	0	1926	4,690	3	2/13/23	\$755,000
Townhouse	\$825,000	15 N Ogden Street	3	3	2,217	2,497	2,624	\$364.59	2	1980	831	7	2/21/23	\$808,300
House	\$874,950	17 S Pennsylvania Street	4	3	1,462	2,047	2,193	\$605.34	2	1900	6,098	3	2/14/23	\$885,000
House	\$899,000	1411 S Marion Street	4	2	970	1,940	1,940	\$891.75	2	1928	5,990	3	2/17/23	\$865,000
House	\$969,000	525 S Pearl Street	4	2	2,092	2,092	2,334	\$494.74	2	1893	4,690	4	2/27/23	\$1,035,000
House	\$1,200,000	1281 S York Street	3	2	1,622	1,622	1,959	\$739.83	0	1911	6,300	12	2/8/23	\$1,200,000
House	\$1,275,000	353 S Gilpin Street	2	2	1,248	1,488	2,286	\$1,041.67	1	1924	6,740	0	2/21/23	\$1,300,000
House	\$1,299,000	660 S Gilpin Street	4	2	1,247	2,222	2,422	\$1,134.72	1	1919	4,680	3	2/24/23	\$1,415,000
House	\$1,500,000	966 S York Street	4	4	2,112	2,912	3,111	\$701.70	1	1921	6,250	42	2/17/23	\$1,482,000
House	\$1,525,000	728 S Gilpin Street	4	4	1,976	2,662	2,840	\$738.87	2	1922	4,690	60	2/17/23	\$1,460,000
House	\$1,595,000	463 S Williams Street	4	4	1,973	2,923	2,973	\$765.33	2	1926	6,240	8	2/28/23	\$1,510,000
House	\$1,725,000	893 S Corona Street	4	4	2,344	3,094	3,281	\$735.92	1	1916	4,940	0	2/24/23	\$1,725,000
House	\$2,595,000	582 S York Street	5	5	2,485	3,572	3,572	\$1,013.48	1	1928	6,240	96	2/27/23	\$2,518,500
House	\$3,095,000	169 S Franklin Street	5	5	3,373	4,870	5,120	\$948.71	2	2020	6,230	5	2/28/23	\$3,200,000
House	\$4,500,000	1991 E Alameda Avenue 14	4	5	6,029	6,779	8,100	\$663.46	4	1986	12,900	161	2/13/23	\$4,000,000
House	\$4,995,000	401 S High Street	8	7	4,280	6,485	6,485	\$1,109.00	3	2012	12,333	234	2/24/23	\$4,746,500
House	\$5,300,000	932 S Franklin Street	5	8	3,986	5,978	5,978	\$1,292.02	3	2008	6,870	113	2/17/23	\$5,150,000
TOTAL CLOSED = 18 AVERAGE DAYS IN MLS = 42														

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	\$485,000	594 S Pennsylvania Street	1	1	759	759	935	\$639.00	0	1906	1,740	4
House	\$625,000	1521 E Alameda Avenue	1	1	1,208	1,208	1,208	\$517.38	0	1905	3,610	25
Duplex	\$660,000	331 S Washington Street	2	2	683	1,073	1,094	\$966.33	1	1925	3,579	4
House	\$669,000	871 S Sherman Street	3	2	857	1,614	1,714	\$780.63	2	1929	4,690	0
Duplex	\$699,999	39 S Grant Street	3	2	1,280	1,584	1,584	\$546.87	0	1895		3
House	\$1,100,000	876 S Ogden Street	3	2	1,554	1,554	1,712	\$707.85	1	1898	5,580	2
House	\$1,500,000	342 S Corona Street	3	4	1,876	2,596	2,596	\$799.57	2	1910	4,760	5
House	\$1,599,000	364 S Vine Street	4	3	2,177	3,027	3,104	\$734.50	2	1935	6,240	3
Duplex	\$1,825,000	750 S Clarkson Street	4	5	2,550	3,378	3,453	\$715.69	2	2020	3,115	33
House	\$1,945,000	474 S Vine Street	5	4	2,202	3,097	3,114	\$883.29	2	1928	4,680	2
House	\$1,950,000	1192 S Gaylord Street	4	4	1,646	2,639	2,691	\$1,184.69	2	1905	6,300	163
House	\$2,460,000	364 S Franklin Street	5	5	2,859	4,315	4,315	\$860.44	2	2023	4,504	49
House	\$2,500,000	1051 S Downing Street	4	5	2,152	3,644	3,644	\$1,161.71	2	2022	4,755	6
House	\$2,875,000	695 S Gaylord Street	6	5	3,368	4,444	4,444	\$853.62	2	1931	6,240	78
House	\$3,395,000	1118 S Race Street	5	5	3,467	5,052	5,132	\$979.23	3	2023	6,300	17
TOTAL PENDING = 15												

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												
Townhouse	\$475,000	835 S Washington Street	1	1	648	648	1,065	\$733.02	1	1910	3,049	13
House	\$760,000	329 S Clarkson Street	3	1	1,145	1,758	2,080	\$663.76	1	1925	4,690	64
House	\$875,000	335 S Pennsylvania Street	3	2	2,259	2,541	2,679	\$387.34	2	1890	6,230	5
Duplex	\$997,000	171 S Pennsylvania Street	4	2	1,063	2,125	2,125	\$937.91	1	1929	3,125	5
House	\$1,100,000	393 S Downing Street	5	3	2,040	3,165	3,291	\$539.22	2	1911	4,760	4
House	\$1,200,000	474 S Clarkson Street	3	2	1,080	2,160	2,160	\$1,111.11	2	1918	4,356	7
Townhouse	\$1,225,000	701 S Logan Street	3	4	1,865	2,528	2,528	\$656.84	2	2020		42
House	\$1,249,000	909 S Clarkson Street	3	2	2,073	2,073	2,229	\$602.51	2	1901	6,268	5
House	\$1,295,000	1337 S Lafayette Street	3	2	1,196	2,246	2,363	\$1,082.78	1	1927	6,250	21
Townhouse	\$1,399,000	926 S Logan Street	4	5	2,536	3,384	3,465	\$551.66	2	2022		55
Townhouse	\$1,414,000	924 S Logan Street	4	5	2,460	3,226	3,347	\$574.80	2	2022		55
Townhouse	\$1,429,000	928 S Logan Street	4	5	2,460	3,266	3,347	\$580.89	2	2022		55
House	\$1,500,000	483 S Race Street	3	3	1,942	2,717	3,057	\$772.40	2	1928	6,240	6
House	\$1,799,000	1290 S Williams Street	3	3	1,145	2,290	2,290	\$1,571.18	0	1930	6,300	16
Duplex	\$1,850,000	754 S Clarkson Street	4	5	2,544	3,373	3,453	\$727.20	2	2021	3,378	9
House	\$2,600,000	486 S Williams Street	5	5	2,692	3,871	4,002	\$965.82	2	2022	4,680	85
House	\$2,695,000	1415 S York Street	6	5	3,123	4,615	4,689	\$862.95	2	2017	5,040	19
House	\$3,050,000	842 S Williams Street	5	6	3,221	4,336	4,702	\$946.91	3	2023	6,250	41
House	\$3,750,000	1687 E Cedar Avenue	3	4	4,601	5,844	5,982	\$815.04	4	1995	6,289	132
House	\$3,800,000	694 S Gaylord Street	4	7	3,360	5,010	5,010	\$1,130.95	2	2023	6,240	20
House	\$3,990,000	959 S Vine Street	4	5	3,508	5,211	5,211	\$1,137.40	2	2023	6,300	33
House	\$6,785,000	2301 E Alameda Avenue	4	7	6,190	7,540	7,696	\$1,096.12	4	1932	56,628	34
House	\$7,900,000	300 S York Street	5	9	8,734	8,734	9,899	\$904.51	4	1941	87,120	223
TOTAL ACTIVE = 23												