



THE BRIDGE TEAM
CONNECTING HOMES AND DREAMS

WASHINGTON PARK MARKET STATISTICS

APRIL REVIEW 2023

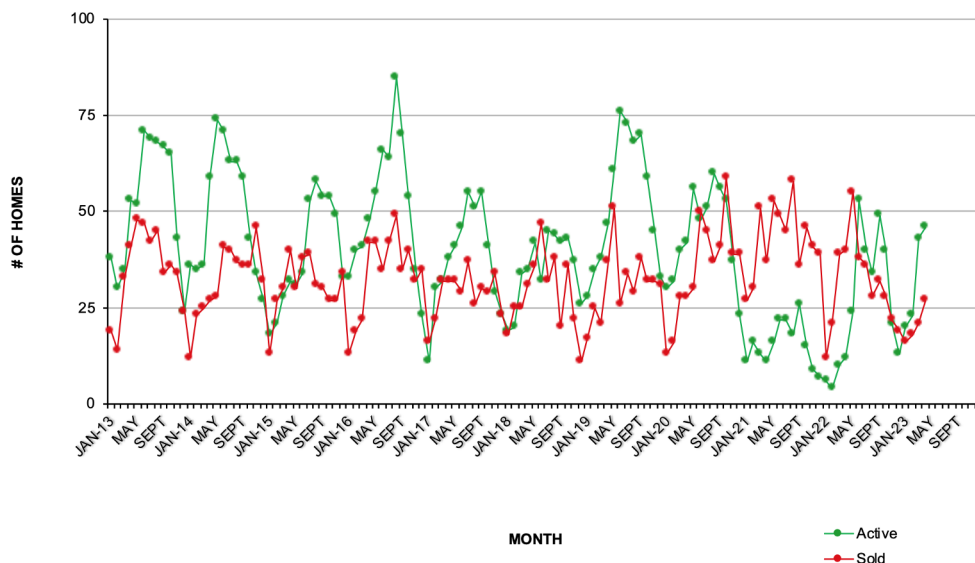
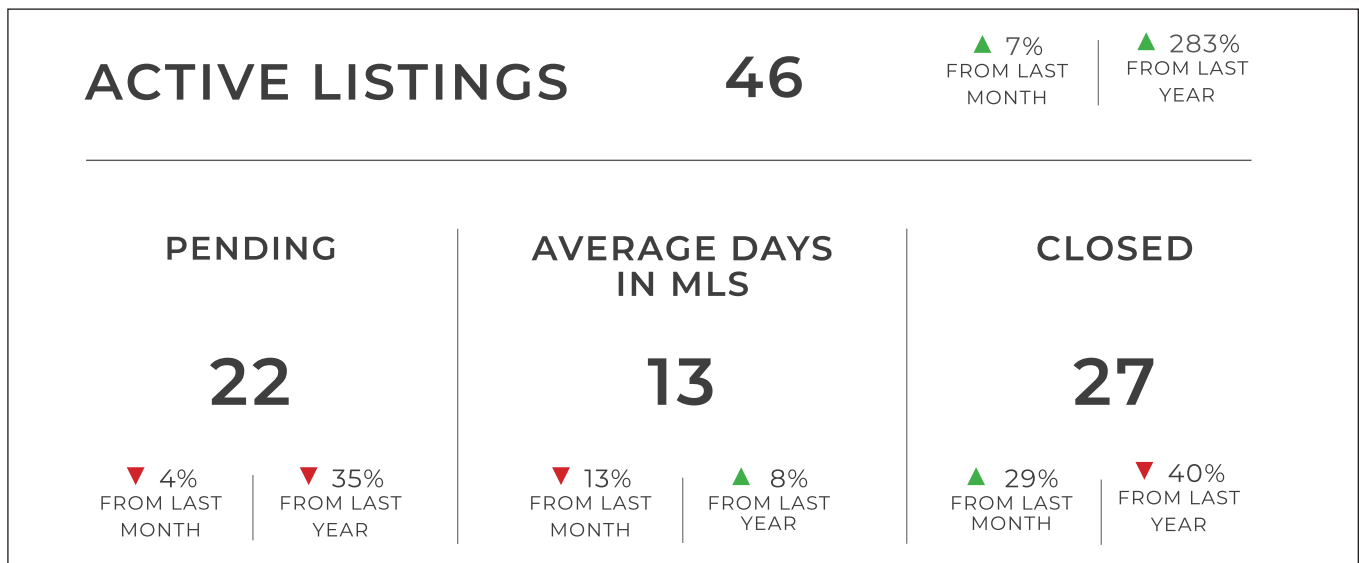
Back to Normal...

Metro wide the number of closings from March of this year to April dropped slightly from 3,534 in March to 3,342 in April. However, Washington Park bucked that trend and went up from 21 closings in March to 27 in April. In April, it took an average of 35 days to sell metro wide but in Washington Park it only took an average of 13 days. You were smart to buy in Washington Park! If you are a seller or contemplating becoming one, homes are selling much faster than the rest of the Denver area.

If you are a buyer, there is some good news for you also. This time last year, there were only 12 homes available for sale, now there are a whopping 46. You may be able to find that Washington Park dream home after all.

If we can help you navigate this more "normal" market, please don't hesitate to call. With over 40 years of experience selling homes in Washington Park and the metro area, we have seen a lot and we can help you a lot. Please do be in touch.

Bruce Bridge



Based on information from REcolorado for the period of 4/1/2023 - 4/30/2023 as reported on 5/1/23, 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														
Duplex	\$332,500	712 E Alameda Avenue	1	1	500	657	738	\$691.00	0	1906	847	5	4/7/23	\$345,500
Townhouse	\$475,000	835 S Washington Street	1	1	648	648	1,065	\$679.01	1	1910	3,049	18	4/7/23	\$440,000
Townhouse	\$485,000	1171 S Emerson Street	2	1	720	720	892	\$673.61	0	1901	1,560	4	4/11/23	\$485,000
House	\$570,000	271 S Grant Street	3	3	2,261	2,261	2,794	\$229.99	2	1890	4,462	20	4/19/23	\$520,000
House	\$669,000	871 S Sherman Street	3	2	857	1,614	1,714	\$816.80	2	1929	4,690	0	4/3/23	\$700,000
House	\$675,000	80 S Grant Street	2	2	1,315	1,315	1,741	\$537.64	0	1905	2,100	3	4/27/23	\$707,000
Duplex	\$725,000	859 S Pearl Street	3	2	1,058	1,476	1,476	\$694.71	1	1912	6,250	3	4/20/23	\$735,000
House	\$750,000	133 S Logan Street	3	2	1,534	1,785	2,036	\$506.52	3	1900	4,772	4	4/24/23	\$777,000
House	\$820,000	456 S Sherman Street	3	2	1,321	1,321	1,851	\$696.44	2	1903	4,460	2	4/28/23	\$920,000
Townhouse	\$850,000	948 S Pearl Street 101	3	3	1,863	1,863	1,863	\$456.25	2	2008	1,545	3	4/26/23	\$850,000
House	\$850,000	993 S Ogden Street	5	2	1,297	1,797	2,429	\$666.92	0	1911	4,750	9	4/24/23	\$865,000
House	\$875,000	692 S Logan Street	4	2	1,224	1,836	2,448	\$776.14	2	1925	5,710	2	4/20/23	\$950,000
House	\$889,000	104 S Lincoln Street	4	4	2,046	2,046	2,566	\$432.55	1	1890	4,800	4	4/21/23	\$885,000
House	\$910,000	146 S Sherman Street	3	2	2,275	2,275	3,125	\$400.00	0	1900	3,000	0	4/14/23	\$910,000
Duplex	\$910,000	153 S Emerson Street	3	3	1,860	1,860	1,860	\$497.31	1	2021		4	4/11/23	\$925,000
House	\$959,500	1351 S Corona Street	4	2	1,070	2,140	2,140	\$897.20	2	1924	6,240	6	4/28/23	\$960,000
House	\$1,090,000	1449 S Humboldt Street	4	2	1,432	2,419	2,493	\$747.21	3	1924	6,220	14	4/18/23	\$1,070,000
House	\$1,100,000	474 S Clarkson Street	3	2	1,080	2,160	2,160	\$982.18	2	1918	4,356	31	4/7/23	\$1,060,750
House	\$1,243,000	1280 S Gaylord Street	2	3	1,404	2,527	2,808	\$885.33	2	1959	6,250	0	4/11/23	\$1,243,000
House	\$1,250,000	902 S Corona Street	4	2	1,153	2,237	2,237	\$1,084.13	1	1920	5,550	7	4/20/23	\$1,250,000
Duplex	\$1,299,000	725 S Clarkson Street	3	4	2,220	3,225	3,225	\$630.63	2	2006	3,485	6	4/28/23	\$1,400,000
House	\$1,350,000	994 S Washington Street	4	3	2,246	2,246	2,603	\$601.07	2	1897	6,250	5	4/26/23	\$1,350,000
House	\$2,000,000	362 S Williams Street	4	4	2,471	3,731	3,731	\$930.80	2	1922	4,680	1	4/6/23	\$2,300,000
House	\$2,460,000	364 S Franklin Street	5	5	2,859	4,315	4,315	\$835.08	2	2023	4,504	49	4/17/23	\$2,387,500
House	\$2,600,000	486 S Williams Street	5	5	2,692	3,871	4,002	\$915.68	2	2022	4,680	104	4/19/23	\$2,465,000
House	\$2,750,000	619 S Gilpin Street	6	4	2,854	4,092	4,092	\$936.58	2	1920	5,060	3	4/14/23	\$2,673,000
House	\$3,800,000	694 S Gaylord Street	4	7	3,360	5,010	5,010	\$1,104.91	2	2023	6,240	31	4/17/23	\$3,712,493
TOTAL CLOSED = 27 AVG DAYS IN MLS = 13														

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												
House	\$540,000	269 S Grant Street	3	3	2,086	2,086	2,481	\$258.87	0	1890	4,462	37
House	\$550,000	747 S Logan Street	2	1	1,311	1,311	2,186	\$419.53	2	1903	3,800	0
Duplex	\$735,000	863 S Pearl Street	3	2	1,058	1,476	1,476	\$694.71	1	1912	6,250	4
House	\$760,000	329 S Clarkson Street	3	1	1,145	1,758	2,080	\$663.76	1	1925	4,690	98
House	\$815,000	444 S Sherman Street	2	2	1,269	1,269	1,545	\$642.24	1	1894	4,460	8
House	\$815,000	460 S Sherman Street	3	2	964	1,928	1,928	\$845.44	1	1927	4,460	3
House	\$870,000	551 S Pearl Street	2	2	1,273	1,273	1,811	\$683.42	2	1891	4,792	6
House	\$925,000	241 S Logan Street	4	3	1,536	2,022	2,048	\$602.21	2	1905	3,713	3
House	\$925,000	212 S Sherman Street	3	2	1,584	1,584	1,834	\$583.96	1	1891	3,862	12
House	\$975,000	315 S Franklin Street	3	2	955	1,910	1,910	\$1,020.94	2	1927	4,760	4
House	\$975,000	65 S Grant Street	5	3	1,666	2,082	2,499	\$585.23	2	1900	4,060	2
House	\$985,000	331 S Sherman Street	4	4	1,845	2,513	2,613	\$533.88	0	1907	4,000	5
House	\$1,125,000	993 S Emerson Street	3	2	1,687	1,975	2,138	\$666.86	2	1912	4,760	2
Duplex	\$1,225,000	965 S Clarkson Street	3	4	1,858	2,694	2,787	\$659.31	2	2010	3,040	4
House	\$1,250,000	659 S Williams Street	3	2	1,135	1,986	2,270	\$1,101.32	1	1921	4,680	29
House	\$1,250,000	164 S Washington Street	4	4	2,038	2,689	2,907	\$613.35	2	1906	6,250	20
Townhouse	\$1,279,000	928 S Logan Street	4	5	2,460	3,266	3,347	\$519.92	2	2022		99
House	\$1,345,000	1283 S Vine Street	3	3	2,634	2,634	2,634	\$510.63	3	1990	5,040	4
House	\$1,598,000	1100 S Emerson Street	5	4	2,049	3,011	3,113	\$779.89	2	1929	4,780	2
House	\$1,750,000	1056 S York Street	4	3	2,641	2,927	2,977	\$662.63	2	1908	6,300	9
House	\$1,795,000	1036 S Gilpin Street	4	3	1,798	2,833	2,888	\$998.33	2	1940	6,250	9
House	\$3,395,000	349 S High Street	6	5	3,349	5,022	5,022	\$1,013.74	2	2023	5,370	34
TOTAL PENDING = 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
ACTIVE												
Duplex	\$399,900	421 E Alameda Avenue	1	1	681	681	984	\$587.22	0	1909	1,127	61
Duplex	\$475,000	423 E Alameda Avenue	1	1	849	849	1,152	\$559.48	0	1909	1,251	45
House	\$597,500	780 S Sherman Street	2	1	1,255	1,255	1,623	\$476.10	1	1926	4,690	25
Duplex	\$660,000	79 S Grant Street	3	2	1,244	1,244	1,866	\$530.55	1	1900	2,254	5
Duplex	\$699,900	595 S High Street	2	1	748	748	1,357	\$935.70	0	1951	2,994	31
House	\$700,000	2220 E Arkansas Avenue	3	1	509	509	509	\$1,375.25	0	1923	800	7
House	\$749,900	1069 S Pearl Street	2	2	932	932	932	\$804.61	0	1890	3,120	25
House	\$799,000	736 S Logan Street	3	2	1,810	1,810	1,870	\$441.44	0	1893	3,060	10
House	\$849,950	1345 S Corona Street	3	2	864	1,342	1,342	\$983.74	1	1922	6,240	6
Duplex	\$925,000	171 S Pennsylvania Street	4	2	1,063	2,125	2,125	\$870.18	1	1929	3,125	66
House	\$1,000,000	51 S Ogden Street	4	3	1,273	2,120	2,190	\$785.55	2	1906	4,180	3
House	\$1,100,000	1155 S Clarkson Street	3	3	1,164	2,101	2,144	\$945.02	2	1920	4,660	3
House	\$1,150,000	909 S Clarkson Street	3	2	2,073	2,073	2,229	\$554.75	2	1901	6,268	52
House	\$1,195,000	1464 S Lafayette Street	3	4	1,646	2,170	2,520	\$726.00	2	1928	6,220	5
House	\$1,200,000	418 S Lincoln Street	5	4	3,015	3,015	3,790	\$398.01	2	1930	3,920	20
Townhouse	\$1,249,000	926 S Logan Street	4	5	2,536	3,384	3,465	\$492.51	2	2022		116
House	\$1,250,000	573 S University Boulevard	5	3	1,349	2,649	2,649	\$926.61	3	1930	6,250	3
Duplex	\$1,250,000	561 S Washington Street	4	4	1,892	2,828	2,828	\$660.68	2	2007	3,125	24
Townhouse	\$1,264,000	924 S Logan Street	4	5	2,460	3,226	3,347	\$513.82	2	2022		116
House	\$1,295,000	1337 S Lafayette Street	3	2	1,196	2,246	2,363	\$1,082.78	1	1927	6,250	82
House	\$1,300,000	675 S Downing Street	3	1	1,199	1,561	1,746	\$1,084.24	2	1929	6,350	31
House	\$1,300,000	631 S Gilpin Street	2	2	1,307	1,889	2,576	\$994.64	2	1920	5,060	3
House	\$1,450,000	1302 S Vine Street	4	3	1,415	2,428	2,543	\$1,024.73	2	1920	5,480	57
House	\$1,650,000	1290 S Williams Street	3	3	1,145	2,290	2,290	\$1,441.05	0	1930	6,300	77
House	\$1,750,000	1400 S Vine Street	4	3	1,971	3,087	3,146	\$887.87	2	1932	6,300	37
House	\$2,100,000	500 S High Street	5	5	2,722	3,772	3,879	\$771.49	2	1922	4,792	5
House	\$2,120,000	462 S Pennsylvania Street	5	6	3,255	4,215	4,235	\$651.31	2	1924	4,690	60
House	\$2,222,000	1188 S Clarkson Street	4	6	3,262	4,670	4,670	\$681.18	3	2015	4,792	47
House	\$2,275,000	1101 S York Street	4	4	3,138	3,138	4,152	\$724.98	2	1911	6,098	17
House	\$2,299,999	935 S Downing Street	6	5	3,278	4,178	4,318	\$701.65	1	1914	4,750	18
House	\$2,300,000	200 S Gilpin Street	5	5	2,879	3,779	3,891	\$798.89	2	1913	4,680	4
House	\$2,345,000	1415 S York Street	6	5	3,123	4,615	4,689	\$750.88	2	2017	5,040	80
Duplex	\$2,350,000	528 S Gaylord Street	5	5	2,445	3,291	3,418	\$961.15	2	2022	3,123	46
House	\$2,495,000	848 S Corona Street	6	6	3,272	4,513	4,513	\$762.53	2	1915	4,750	31
House	\$2,595,000	450 S Humboldt Street	4	4	2,621	3,580	3,818	\$990.08	2	2023	4,760	34

House	\$2,595,000	1452 S York Street	5	6	3,503	4,697	5,146	\$740.79	3	2022	6,300	46
House	\$2,845,000	1443 S Gaylord Street	5	5	3,464	5,087	5,133	\$821.30	2	2023	6,300	32
House	\$3,150,000	1080 S Franklin Street	4	4	2,674	3,503	3,547	\$1,178.01	2	1926	6,300	4
House	\$3,400,000	800 S Franklin Street	3	2	2,359	2,359	2,359	\$1,441.29	2	1890	11,600	53
House	\$3,400,000	1687 E Cedar Avenue	3	4	4,601	5,844	5,982	\$738.97	4	1995	6,289	193
House	\$3,650,000	959 S Vine Street	4	5	3,508	5,211	5,211	\$1,040.48	2	2023	6,300	31
House	\$3,775,000	1374 S Vine Street	5	6	4,320	6,085	6,543	\$873.84	2	2023	6,098	46
House	\$4,250,000	295 S High Street	6	6	4,771	6,170	6,520	\$890.80	3	1979	13,340	19
House	\$4,500,000	193-175 S Franklin Street	4	4	3,230	4,676	4,782	\$1,393.19	2	1994	18,717	6
House	\$6,785,000	2301 E Alameda Avenue	4	7	6,190	7,540	7,696	\$1,096.12	4	1932	56,628	95
House	\$6,995,000	300 S York Street	5	9	8,734	8,734	9,899	\$800.89	4	1941	91,476	14
TOTAL ACTIVE = 46												