



THE BRIDGE TEAM
CONNECTING HOMES AND DREAMS

WASHINGTON PARK MARKET STATISTICS

MARCH REVIEW 2023

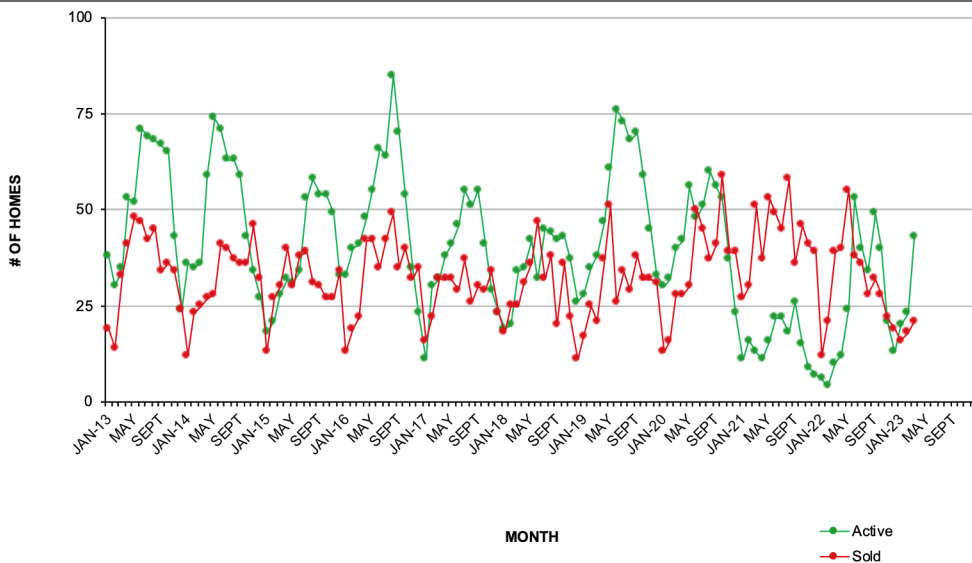
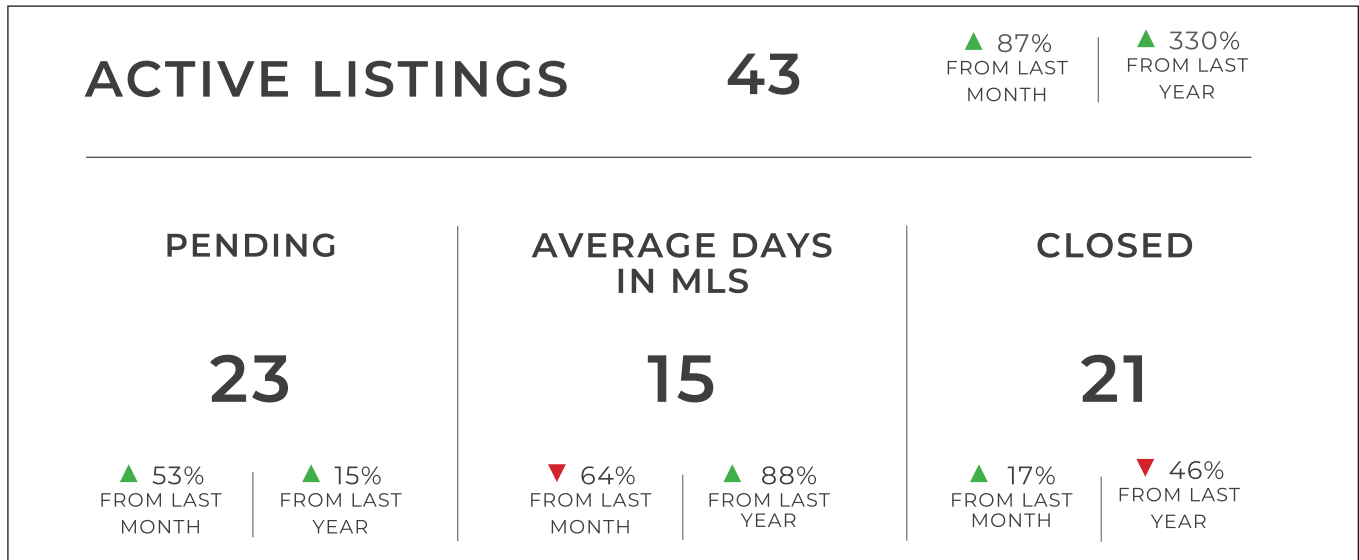
Good News All Around...

How this Impacts Buyers - With the busy season going at full speed, more homes are making their way to the market. REcolorado data showed a Metro wide 42% increase in fresh listings from February to March and Washington Park saw a 15% increase. Buyers may feel a bit less pressure to make an immediate decision as homes are staying actively available for sale a week longer than in the past two years. However, competitively priced homes are still moving to contract quickly.

Forecast for Sellers - According to REcolorado data, prospective buyers signed 22% more contracts in March than February in the Denver Metro area. Washington Park saw a 15% increase in contracts month over month. Although, closings in Wash Park are down from the white-hot market of 2022, more buyers are coming to the market ready to make an offer, especially when homes are priced competitively. For well priced homes with good locations and in good condition, we are still seeing brisk sales with 8 of the 18 March sales in Washington Park selling at or above asking.

So, there is some good news for both Buyers and Sellers. With only about 5 weeks of inventory, it is still a Seller's market. According to the National Association of Realtors, a balanced market does not come until we have 6 months of inventory. We still have a long way to go to reach that milestone. No doubt someday we will but it does not appear to be in the near future. If we can bring our many years of experience to help you buy or sell anywhere in the Denver Metro Area, please be in touch.

Bringing Bridges



Based on information from REcolorado for the period of 3/1/2023 - 3/31/2023 as reported on 4/1/23, 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	\$485,000	594 S Pennsylvania Street	1	1	759	759	935	\$661.40	0	1906	1,740	4	3/21/23	\$502,000
House	\$625,000	1521 E Alameda Avenue	1	1	1,208	1,208	1,208	\$500.83	0	1905	3,610	25	3/6/23	\$605,000
Duplex	\$660,000	331 S Washington Street	2	2	683	1,073	1,094	\$973.65	1	1925	3,579	4	3/20/23	\$665,000
Duplex	\$699,999	39 S Grant Street	3	2	1,280	1,584	1,584	\$543.19	0	1895		3	3/24/23	\$695,284
House	\$750,000	1154 S Ogden Street	2	1	946	1,283	1,383	\$792.81	1	1924	4,680	2	3/24/23	\$750,000
Townhouse	\$795,000	930 S Pearl Street 106	3	3	1,614	1,614	1,614	\$486.37	1	2008	1,503	7	3/31/23	\$785,000
Duplex	\$850,000	1160 S Ogden Street	3	2	1,009	1,968	2,018	\$842.42	2	1952	4,680	0	3/24/23	\$850,000
House	\$875,000	335 S Pennsylvania Street	3	2	2,259	2,541	2,679	\$381.58	2	1890	6,230	5	3/22/23	\$862,000
House	\$1,050,000	675 S Downing Street	3	1	1,200	1,600	1,746	\$887.50	2	1929	6,350	9	3/22/23	\$1,065,000
House	\$1,100,000	393 S Downing Street	5	3	2,040	3,165	3,291	\$490.44	2	1911	4,760	9	3/29/23	\$1,000,500
House	\$1,100,000	876 S Ogden Street	3	2	1,554	1,554	1,712	\$744.53	1	1898	5,580	2	3/13/23	\$1,157,000
House	\$1,500,000	483 S Race Street	3	3	1,942	2,717	3,057	\$777.55	2	1928	6,240	12	3/31/23	\$1,510,000
House	\$1,500,000	342 S Corona Street	3	4	1,876	2,596	2,596	\$826.23	2	1910	4,760	5	3/13/23	\$1,550,000
House	\$1,599,000	364 S Vine Street	4	3	2,177	3,027	3,104	\$776.30	2	1935	6,240	3	3/15/23	\$1,690,000
House	\$1,750,000	550 S Franklin Street	4	4	2,011	2,011	2,011	\$870.21	0	1949	7,420	0	3/16/23	\$1,750,000
Duplex	\$1,825,000	750 S Clarkson Street	4	5	2,550	3,378	3,453	\$715.69	2	2020	3,115	33	3/15/23	\$1,825,000
Duplex	\$1,850,000	754 S Clarkson Street	4	5	2,544	3,373	3,453	\$717.37	2	2021	3,378	15	3/31/23	\$1,825,000
House	\$2,095,000	964 S York Street	4	4	2,344	3,382	3,472	\$869.24	3	1921	4,690	4	3/1/23	\$2,037,500
House	\$2,199,000	328 S Gilpin Street	5	5	2,795	4,367	4,367	\$786.76	2	2021	4,680	79	3/14/23	\$2,199,000
House	\$2,500,000	1051 S Downing Street	4	5	2,152	3,644	3,644	\$1,184.94	2	2022	4,755	6	3/13/23	\$2,550,000
House	\$2,875,000	695 S Gaylord Street	6	5	3,368	4,444	4,444	\$841.75	2	1931	6,240	78	3/27/23	\$2,835,000
TOTAL CLOSED = 21 AVERAGE DAYS IN MLS = 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
PENDING												
Duplex	\$332,500	712 E Alameda Avenue	1	1	500	657	738	\$665.00	0	1906	847	5
Townhouse	\$475,000	835 S Washington Street	1	1	648	648	1,065	\$733.02	1	1910	3,049	18
Townhouse	\$485,000	1171 S Emerson Street	2	1	720	720	892	\$673.61	0	1901	1,560	4
House	\$570,000	271 S Grant Street	3	3	2,261	2,261	2,794	\$252.10	2	1890	4,462	20
House	\$570,000	269 S Grant Street	0	0	2,086	2,086	2,481	\$273.25	0	1890	4,462	20
Duplex	\$725,000	859 S Pearl Street	3	2	1,058	1,476	1,476	\$685.26	1	1912	6,250	3
House	\$875,000	692 S Logan Street	4	2	1,224	1,836	2,448	\$714.87	2	1925	5,710	2
House	\$889,000	104 S Lincoln Street	4	4	2,046	2,046	2,566	\$434.51	1	1890	4,800	4
Duplex	\$910,000	153 S Emerson Street	3	3	1,860	1,860	1,860	\$489.25	1	2021		4
House	\$1,090,000	1449 S Humboldt Street	4	2	1,432	2,419	2,493	\$761.17	3	1924	6,220	14
House	\$1,090,000	1383 S York Street	4	3	1,145	2,290	2,290	\$951.97	2	1920	6,300	3
House	\$1,100,000	474 S Clarkson Street	3	2	1,080	2,160	2,160	\$1,018.52	2	1918	4,356	31
House	\$1,150,000	630 S Gilpin Street	4	2	1,252	2,200	2,432	\$918.53	2	1919	4,680	0
House	\$1,250,000	902 S Corona Street	4	2	1,153	2,237	2,237	\$1,084.13	1	1920	5,550	7
Duplex	\$1,299,000	725 S Clarkson Street	3	4	2,220	3,225	3,225	\$585.14	2	2006	3,485	5
House	\$1,350,000	994 S Washington Street	4	3	2,246	2,246	2,603	\$601.07	2	1897	6,250	5
House	\$2,000,000	362 S Williams Street	4	4	2,471	3,731	3,731	\$809.39	2	1922	4,680	1
House	\$2,600,000	486 S Williams Street	5	5	2,692	3,871	4,002	\$965.82	2	2022	4,680	104
House	\$2,750,000	619 S Gilpin Street	6	4	2,854	4,092	4,092	\$963.56	2	1920	5,060	3
House	\$3,050,000	842 S Williams Street	5	6	3,221	4,336	4,702	\$946.91	3	2023	6,250	44
House	\$3,450,000	1066 S Gilpin Street	5	5	3,399	5,034	5,163	\$1,015.00	2	2012	6,250	171
House	\$3,498,000	439 S York Street	6	5	3,514	5,118	5,342	\$995.45	2	2023	6,254	7
House	\$3,800,000	694 S Gaylord Street	4	7	3,360	5,010	5,010	\$1,130.95	2	2023	6,240	31
TOTAL PENDING = 23												

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ACTIVE												
Duplex	\$489,000	423 E Alameda Avenue	1	1	1,068	1,068	2,136	\$457.87	0	1909	2,377	15
Duplex	\$489,000	421 E Alameda Avenue	1	1	1,068	1,068	2,136	\$457.87	0	1909	1,189	31
House	\$625,000	780 S Sherman Street	2	1	1,255	1,255	1,623	\$498.01	1	1926	4,690	1
House	\$675,000	80 S Grant Street	2	2	1,315	1,315	1,741	\$513.31	0	1905	2,100	2
House	\$750,000	133 S Logan Street	3	2	1,534	1,785	2,036	\$488.92	3	1900	4,772	2
House	\$760,000	329 S Clarkson Street	3	1	1,145	1,758	2,080	\$663.76	1	1925	4,690	93
Duplex	\$774,900	595 S High Street	2	1	748	748	1,357	\$1,035.96	0	1951	2,994	1
House	\$780,000	632 S Lincoln Street	3	2	1,620	1,620	2,103	\$481.48	1	1902	4,687	24
House	\$820,000	456 S Sherman Street	3	2	1,321	1,321	1,851	\$620.74	2	1903	4,460	1
Townhouse	\$850,000	948 S Pearl Street 101	3	3	1,863	1,863	1,863	\$456.25	2	2008	1,545	3
House	\$850,000	993 S Ogden Street	5	2	1,297	1,797	2,429	\$655.36	0	1911	4,750	7
House	\$959,500	1351 S Corona Street	4	2	1,070	2,140	2,140	\$896.73	2	1924	6,240	2
Duplex	\$980,000	171 S Pennsylvania Street	4	2	1,063	2,125	2,125	\$921.92	1	1929	3,125	36
House	\$1,150,000	909 S Clarkson Street	3	2	2,073	2,073	2,229	\$554.75	2	1901	6,268	36
Townhouse	\$1,225,000	701 S Logan Street	3	4	1,865	2,528	2,528	\$656.84	2	2020		73
Townhouse	\$1,249,000	926 S Logan Street	4	5	2,536	3,384	3,465	\$492.51	2	2022		86
House	\$1,250,000	659 S Williams Street	3	2	1,135	1,986	2,270	\$1,101.32	1	1921	4,680	5
Townhouse	\$1,264,000	924 S Logan Street	4	5	2,460	3,226	3,347	\$513.82	2	2022		86
Townhouse	\$1,279,000	928 S Logan Street	4	5	2,460	3,266	3,347	\$519.92	2	2022		86
House	\$1,295,000	1337 S Lafayette Street	3	2	1,196	2,246	2,363	\$1,082.78	1	1927	6,250	52
House	\$1,300,000	675 S Downing Street	3	1	1,199	1,561	1,746	\$1,084.24	2	1929	6,350	1
House	\$1,300,000	164 S Washington Street	4	4	2,038	2,689	2,907	\$637.88	1	1906	6,250	4
House	\$1,500,000	1302 S Vine Street	4	3	1,415	2,428	2,543	\$1,060.07	2	1920	5,480	27
House	\$1,749,900	1290 S Williams Street	3	3	1,145	2,290	2,290	\$1,528.30	0	1930	6,300	47
House	\$1,750,000	1400 S Vine Street	4	3	1,971	3,087	3,146	\$887.87	2	1932	6,300	7
House	\$1,750,000	876 S Race Street	3	3	2,132	2,824	3,272	\$820.83	1	1926	4,680	2
House	\$1,795,000	1036 S Gilpin Street	4	3	1,798	2,833	2,888	\$998.33	2	1940	6,250	5
House	\$2,195,000	462 S Pennsylvania Street	5	6	3,255	4,215	4,235	\$674.35	2	1924	4,690	30
Duplex	\$2,350,000	528 S Gaylord Street	5	5	2,445	3,291	3,418	\$961.15	2	2022	3,123	16
House	\$2,495,000	1415 S York Street	6	5	3,123	4,615	4,689	\$798.91	2	2017	5,040	50
House	\$2,499,000	1188 S Clarkson Street	4	6	100	4,670	4,670	\$24,990.00	3	2015	4,792	18
House	\$2,499,000	1188 S Clarkson Street	4	6	3,262	4,670	4,670	\$766.09	3	2015	4,792	17
House	\$2,550,000	848 S Corona Street	6	6	3,272	4,513	4,513	\$779.34	2	1915	4,750	1
House	\$2,595,000	450 S Humboldt Street	4	4	2,621	3,580	3,818	\$990.08	2	2023	4,760	4
House	\$2,695,000	1452 S York Street	5	6	3,503	4,697	5,146	\$769.34	3	2022	6,300	16

House	\$2,845,000	1443 S Gaylord Street	5	5	3,464	5,087	5,133	\$821.30	2	2023	6,300	2
House	\$3,395,000	349 S High Street	6	5	3,349	5,022	5,022	\$1,013.74	2	2023	5,370	23
House	\$3,650,000	800 S Franklin Street	3	2	2,359	2,359	2,359	\$1,547.27	2	1890	11,600	23
House	\$3,750,000	1687 E Cedar Avenue	3	4	4,601	5,844	5,982	\$815.04	4	1995	6,289	163
House	\$3,775,000	1374 S Vine Street	5	6	4,320	6,085	6,543	\$873.84	2	2023	6,098	16
House	\$3,800,000	959 S Vine Street	4	5	3,508	5,211	5,211	\$1,083.24	2	2023	6,300	1
House	\$6,785,000	2301 E Alameda Avenue	4	7	6,190	7,540	7,696	\$1,096.12	4	1932	56,628	65
House	\$7,900,000	300 S York Street	5	9	8,734	8,734	9,899	\$904.51	4	1941	87,120	254
TOTAL ACTIVE = 43												