



THE BRIDGE TEAM
CONNECTING HOMES AND DREAMS

WASHINGTON PARK MARKET STATISTICS

JULY REVIEW 2023

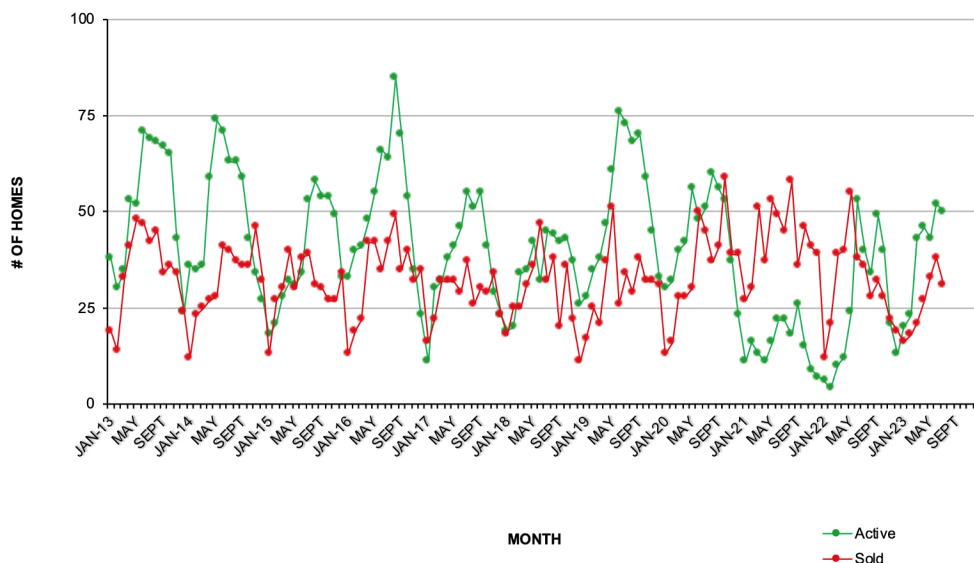
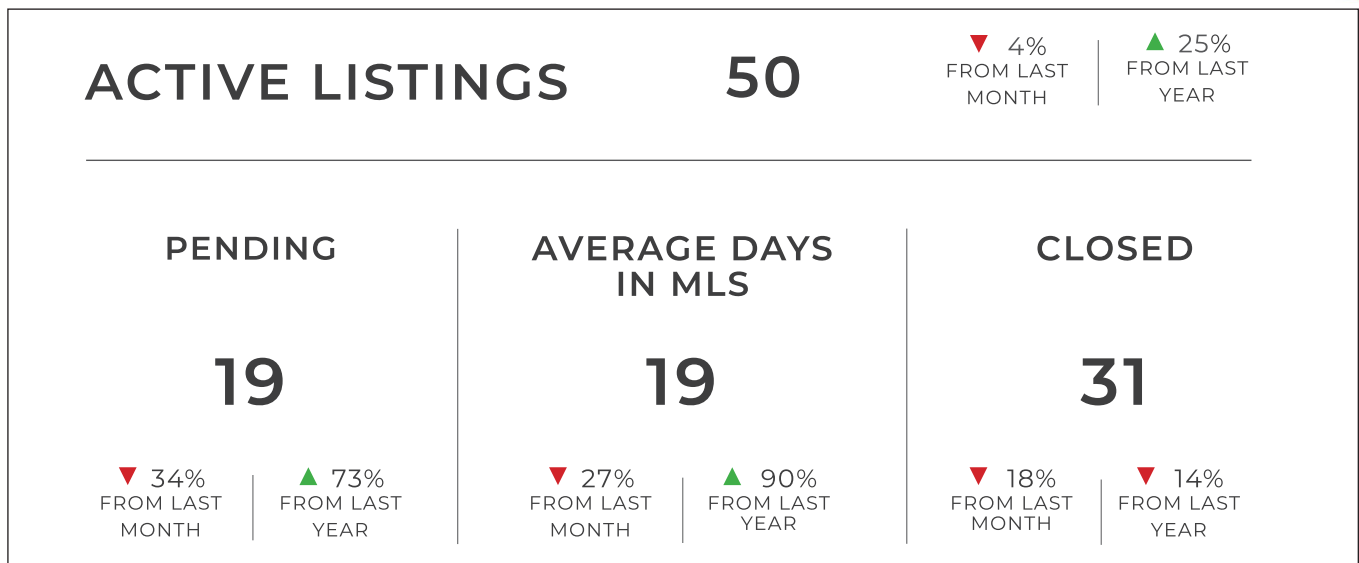
The scales are Tipping...

It does appear that the high end is beginning to feel the effects of the higher interest rates. However, with 4 sold and 16 active over \$3 million, we still only have a 4 month supply in that range. Experts say, it takes a 6 month supply to tip the scales in favor of buyers. We are not there yet but headed in that direction.

The high end segment of the market is in contrast to the under one million range where there are only 11 available in all of Washington Park and we are selling 13 in a month meaning the supply of inventory in that range is under 30 days. Sellers with their homes priced under \$1 million are getting their homes sold quickly.

If you are wondering how your house might fare in today's market or whether you can compete as a buyer, please don't hesitate to be in touch. We would be happy to give you your odds of success in this market.

Bruce Bridge



Based on information from REcolorado for the period of 7/1/2023 - 7/31/2023 as reported on 8/1/23, 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 Square Feet	Days In MLS	Close Date	Close Price
CLOSED														
Townhouse	\$400,000	31 N Pennsylvania Street	1	1	788	788	1,148	\$584.77	0	1901	2,241	4	7/18/23	\$460,800
House	\$585,000	126 E 1st Avenue	2	1	1,081	1,081	1,320	\$582.79	0	1896	2,210	5	7/7/23	\$630,000
House	\$750,000	448 S Washington Street	4	2	1,271	1,271	1,660	\$546.81	1	1905	4,120	24	7/27/23	\$695,000
House	\$695,000	825 S Grant Street	2	1	805	805	805	\$869.57	1	1895	3,120	3	7/26/23	\$700,000
Duplex	\$675,000	783 S Washington Street	3	2	881	1,081	1,286	\$813.85	2	1922	3,438	4	7/31/23	\$717,000
House	\$680,000	1010 S Clarkson Street	3	2	1,466	1,795	1,795	\$490.86	2	1901	4,750	2	7/20/23	\$719,600
Duplex	\$735,000	863 S Pearl Street	3	2	1,058	1,476	1,476	\$682.42	1	1912	6,250	32	7/5/23	\$722,000
Townhouse	\$739,000	3 S Ogden Street	2	3	1,363	1,363	1,363	\$571.53	2	2018	1,408	3	7/10/23	\$779,000
House	\$850,000	948 S Pennsylvania Street	3	2	1,379	1,379	1,723	\$601.89	2	1903	4,166	7	7/19/23	\$830,000
House	\$825,000	130 S Washington Street	3	2	1,441	1,944	1,970	\$593.34	2	1905	4,792	64	7/21/23	\$855,000
House	\$875,000	467 S Logan Street	3	3	1,610	2,162	2,191	\$546.58	2	1900	3,720	14	7/20/23	\$880,000
House	\$998,000	502 S Emerson Street	3	2	997	1,944	1,994	\$987.96	3	1925	4,760	37	7/14/23	\$985,000
House	\$989,000	732 S York Street	3	2	901	1,645	1,712	\$1,097.67	2	1927	4,690	5	7/27/23	\$989,000
House	\$1,090,000	909 S Clarkson Street	3	2	2,073	2,073	2,229	\$487.22	2	1901	6,268	100	7/21/23	\$1,010,000
House	\$1,025,000	1064 S Ogden Street	3	2	1,050	2,048	2,100	\$1,023.81	2	1926	4,792	5	7/24/23	\$1,075,000
Duplex	\$1,290,000	122 S Washington Street	4	5	2,175	2,951	2,951	\$556.32	2	2017	2,309	36	7/21/23	\$1,210,000
Duplex	\$1,250,000	653 S Ogden Street	3	4	1,911	2,758	2,803	\$667.19	2	2007		12	7/11/23	\$1,275,000
House	\$1,350,000	759 S Downing Street	3	2	1,386	2,506	2,565	\$937.95	1	1912	4,760	16	7/21/23	\$1,300,000
House	\$1,350,000	635 S Pearl Street	4	3	2,052	2,052	2,838	\$671.78	1	1900	4,690	4	7/10/23	\$1,378,500
House	\$1,600,000	765 S Ogden Street	4	4	2,346	3,355	3,411	\$662.83	2	1924	4,690	11	7/25/23	\$1,555,000
Townhouse	\$1,695,000	1151 S Race Street	4	4	2,696	3,926	4,109	\$621.29	2	2008	2,378	5	7/25/23	\$1,675,000
House	\$1,750,000	232 S Franklin Street	4	3	2,409	3,402	3,402	\$726.44	2	1950	6,740	12	7/27/23	\$1,750,000
House	\$1,850,000	1065 S Race Street	5	3	2,907	3,365	3,416	\$670.79	2	1993	6,300	3	7/5/23	\$1,950,000
House	\$2,235,000	1446 S Gaylord Street	2	1	2,627	3,605	3,808	\$850.78	2		5,350	0	7/25/23	\$2,235,000
House	\$2,300,000	435 S Gilpin Street	4	4	3,265	4,128	4,475	\$719.75	2	1990	7,080	3	7/28/23	\$2,350,000
Duplex	\$2,390,000	532 S Gaylord Street	5	5	2,407	3,232	3,360	\$992.94	2	2022	3,123	25	7/10/23	\$2,390,000
House	\$2,995,000	842 S Williams Street	5	6	3,221	4,336	4,702	\$915.86	3	2023	6,250	3	7/17/23	\$2,950,000
House	\$3,150,000	458 S Gilpin Street	5	5	3,359	4,976	5,145	\$893.12	3	2009	6,240	12	7/20/23	\$3,000,000
House	\$3,165,000	590 S Gaylord Street	4	5	3,284	4,875	4,975	\$936.36	2	2013	5,370	35	7/24/23	\$3,075,000
House	\$3,750,000	591 S York Street	6	5	3,582	5,286	5,393	\$1,025.96	2	2023	6,240	33	7/10/23	\$3,675,000
House	\$6,995,000	300 S York Street	5	9	8,734	8,734	9,899	\$778.57	4	1941	91,476	74	7/31/23	\$6,800,000
TOTAL CLOSED = 31 AVG DAYS IN MLS = 19														

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 Square Feet	Days In MLS
PENDING												
House	\$525,000	814 S Sherman Street	2	1	703	1,133	1,314	\$746.80	2	1892	4,120	1
House	\$550,000	1535 S University Boulevard	2	2	890	1,090	1,924	\$617.98	0	1941	5,580	6
House	\$799,900	719 S Clarkson Street	3	2	1,089	1,491	1,491	\$734.53	2	1907	4,050	4
House	\$809,900	452 S Grant Street	3	2	1,144	1,623	1,858	\$707.95	1	1900	2,970	26
House	\$850,000	1034 S Corona Street	3	2	885	1,726	1,770	\$960.45	1	1923	4,750	3
House	\$895,000	672 S Grant Street	3	3	1,480	1,480	1,678	\$604.73	2	1904	4,250	3
House	\$980,000	570 S Grant Street	3	2	1,737	2,044	2,163	\$564.19	3	1892	4,690	41
House	\$1,030,000	750 S Washington Street	3	3	1,181	1,481	1,535	\$872.14	2	1907	4,160	36
Duplex	\$1,350,000	643 S Ogden Street	4	4	1,990	2,885	2,985	\$678.39	2	2007	3,175	24
House	\$1,385,000	1601 E Virginia Avenue	3	3	2,028	2,751	2,851	\$682.94	1	1925	4,500	5
House	\$1,650,000	481 S Clarkson Street	4	4	2,043	3,008	3,048	\$807.64	1	1909	4,170	2
House	\$1,670,000	535 S Race Street	4	3	3,102	3,282	3,642	\$538.36	1	1900	6,240	57
Townhouse	\$1,800,000	1075 S Downing Street	4	5	2,812	3,875	3,931	\$640.11	2	2006	3,569	40
House	\$1,885,000	987 S York Street	5	3	1,971	3,054	3,111	\$956.37	2	1921	4,792	2
House	\$1,999,000	462 S Pennsylvania Street	5	6	3,255	4,215	4,235	\$614.13	2	1924	4,690	101
House	\$2,250,000	1040 S York Street	5	5	3,572	5,249	5,349	\$629.90	2	2003	6,300	5
House	\$2,300,000	1001 S York Street	4	5	3,905	5,489	5,701	\$588.99	3	2000	6,300	69
House	\$2,790,000	650 S Ogden Street	6	5	3,601	5,376	5,476	\$774.78	2	2013	6,250	8
House	\$3,775,000	1100 S Vine Street	6	6	4,001	5,903	5,903	\$943.51	2	2022	6,300	22
TOTAL PENDING = 19												

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ACTIVE												
Townhouse	\$547,000	328 E Dakota Avenue	2	1	766	766	766	\$714.10	0	1890	1,307	47
House	\$590,000	780 S Sherman Street	2	1	1,255	1,255	1,623	\$470.12	1	1926	4,690	117
Duplex	\$699,900	595 S High Street	2	1	748	748	1,357	\$935.70	0	1951	2,994	123
House	\$725,000	1020 E Dakota Avenue	3	3	1,606	1,606	1,832	\$451.43	0	1889	2,813	40
House	\$775,000	275 S Lafayette Street	2	2	1,092	1,092	1,092	\$709.71	2	1953	4,680	83
House	\$855,000	102 S Ogden Street	3	2	1,558	1,908	2,153	\$548.78	0	1900	4,760	4
House	\$900,000	16 N Pennsylvania Street	4	4	1,488	2,158	2,232	\$604.84	2	1905	4,162	6
House	\$949,000	848 S Grant Street	4	2	1,750	1,750	2,380	\$542.29	0	1908	4,160	5
House	\$950,000	433 S Logan Street	3	2	1,815	1,815	1,915	\$523.42	2	1891	4,340	62
House	\$950,000	280 S Humboldt Street	3	2	888	1,772	1,772	\$1,069.82	2	1925	4,660	84
House	\$960,000	339 S Downing	3	2	991	1,982	1,982	\$968.72	1	1908	4,760	22
House	\$1,050,000	372 S Ogden Street	3	2	1,943	1,943	2,378	\$540.40	2	1908	6,350	51
House	\$1,105,000	300 S Franklin Street	2	2	1,598	1,598	1,598	\$691.49	2	1900	5,060	46
House	\$1,150,000	800 S Emerson Street	3	2	1,382	2,073	2,764	\$832.13	3	1925	4,970	62
House	\$1,199,000	1143 S Corona Street	3	2	898	1,597	1,796	\$1,335.19	1	1924	4,680	5
Townhouse	\$1,245,000	926 S Logan Street	4	5	2,536	3,384	3,465	\$490.93	2	2023		208
Townhouse	\$1,259,000	924 S Logan Street	4	5	2,460	3,226	3,347	\$511.79	2	2023		208
House	\$1,295,000	1337 S Lafayette Street	3	2	1,196	2,246	2,363	\$1,082.78	2	1927	6,250	153
Townhouse	\$1,445,000	464 S Franklin Street	3	4	2,427	3,372	3,422	\$595.39	2	2005	3,375	61
House	\$1,690,000	1400 S Vine Street	4	3	1,971	3,087	3,146	\$857.43	2	1932	6,300	129
House	\$1,799,000	500 S High Street	5	5	2,722	3,772	3,879	\$660.91	2	1922	4,740	47
House	\$1,800,000	449 S Ogden Street	3	4	2,277	3,220	3,475	\$790.51	2	1905	4,570	8
House	\$1,850,000	777 S Downing Street	5	3	2,772	3,809	3,809	\$667.39	2	1911	4,760	25
House	\$1,899,000	935 S Downing Street	6	5	3,278	4,178	4,318	\$579.32	1	1914	4,750	110
House	\$1,899,000	1188 S Clarkson Street	4	6	3,262	4,670	4,670	\$582.16	3	2015	4,792	140
House	\$1,950,000	1101 S Emerson Street	5	4	2,681	3,969	4,112	\$727.34	2	2009	5,130	7
Duplex	\$2,049,000	1135 E Virginia Avenue	5	5	2,373	3,412	3,412	\$863.46	2	2023	2,633	39
House	\$2,085,800	1281 S High Street	5	3	2,135	3,514	3,514	\$976.96	1	1918	6,098	64
House	\$2,145,000	847 S Emerson Street	5	4	3,069	4,129	4,184	\$698.92	3	1922	6,340	2
House	\$2,150,000	1140 S Ogden Street	4	5	2,862	4,198	4,298	\$751.22	2	2014	4,680	33
Duplex	\$2,190,000	452 S Franklin Street	4	5	2,590	3,623	3,623	\$845.56	2	2023	3,375	4
House	\$2,300,000	193 S Franklin Street	4	4	3,230	4,676	4,782	\$712.07	2	1994	9,375	75
House	\$2,650,000	151 S Humboldt Street	5	6	3,710	4,958	5,420	\$714.29	3	2023	6,231	82
House	\$2,935,000	1443 S Gaylord Street	5	5	3,464	5,087	5,133	\$847.29	2	2023	6,300	26
House	\$3,000,000	800 S Franklin Street	3	2	2,359	2,359	2,359	\$1,271.73	2	1890	11,600	145
House	\$3,099,000	732 S Gaylord Street	5	4	2,838	4,304	4,304	\$1,091.97	2	2023	4,650	5
House	\$3,100,000	756 S High Street	5	5	3,324	4,724	5,006	\$932.61	2	2007	5,370	18
House	\$3,100,000	1340 S Humboldt Street	5	7	4,024	5,680	5,767	\$770.38	3	2012	6,240	41

House	\$3,150,000	1080 S Franklin Street	4	4	2,674	3,503	3,547	\$1,178.01	2	1926	6,300	96
House	\$3,200,000	1265 S Vine Street	6	5	3,589	4,832	5,364	\$891.61	3	2015	6,300	19
House	\$3,200,000	295 S High Street	6	6	4,771	6,170	6,520	\$670.72	3	1979	13,340	54
House	\$3,200,000	673 S Vine Street	5	5	2,753	4,103	4,103	\$1,162.37	2	2019	4,680	80
House	\$3,300,000	1090 S Williams Street	6	6	3,968	5,168	5,312	\$831.65	2	1994	6,300	7
House	\$3,399,000	872 S Vine Street	4	5	3,236	4,565	4,565	\$1,050.37	2	2023	4,680	12
House	\$3,450,000	1150 S Franklin Street	5	5	3,147	3,880	4,551	\$1,096.28	2	1908	9,450	47
House	\$3,500,000	2035 E Alameda Avenue	4	7	3,860	5,607	6,772	\$906.74	3	1993	8,834	40
House	\$3,680,000	1186 S Gaylord Street	5	6	3,661	5,394	5,485	\$1,005.19	2	2019	6,300	7
House	\$3,775,000	1374 S Vine Street	5	6	4,320	6,085	6,543	\$873.84	2	2023	6,098	138
House	\$4,150,000	875 S York Street	6	5	3,583	5,386	5,386	\$1,158.25	2	2023	6,250	35
House	\$6,495,000	2301 E Alameda Avenue	4	7	6,190	7,540	7,696	\$1,049.27	4	1932	56,628	187
TOTAL ACTIVE = 50												