

# WASHINGTON PARK MARKET STATISTICS

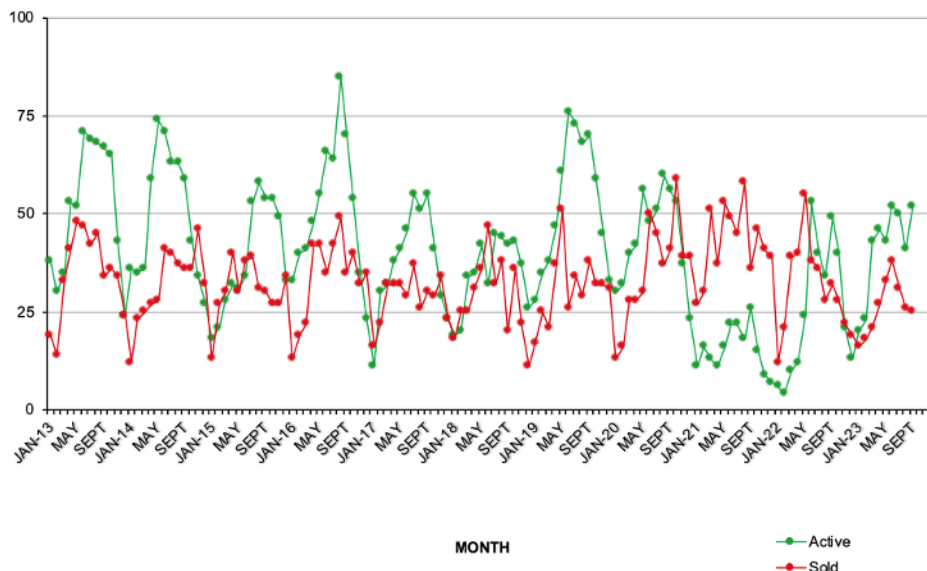
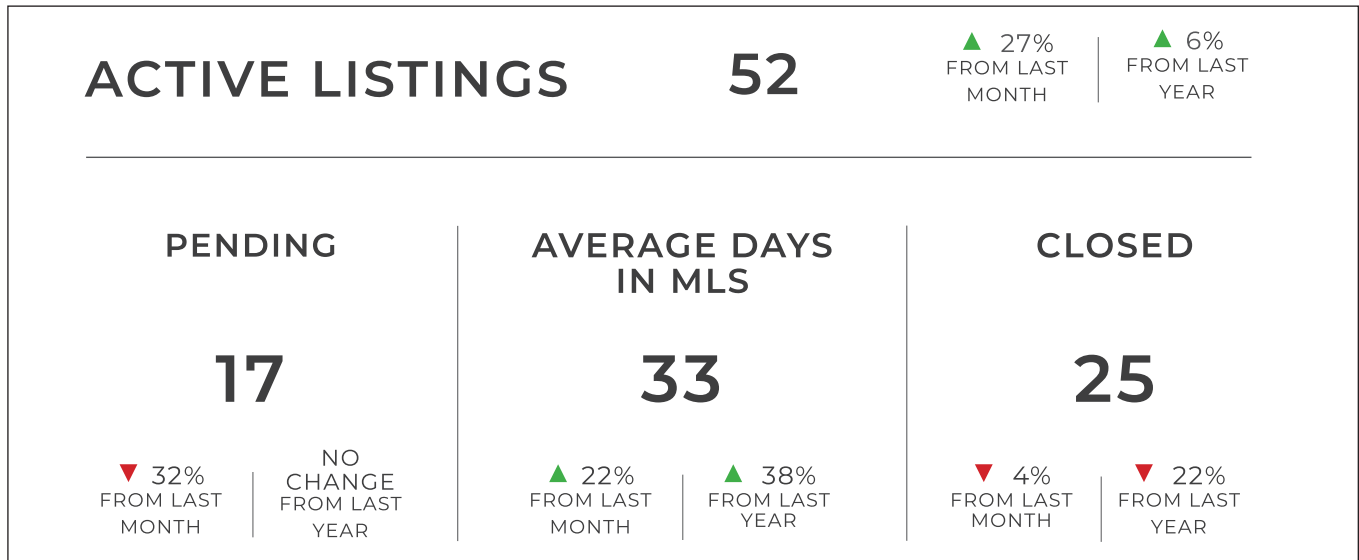
## SEPTEMBER REVIEW 2023

*Time Flies...*

We have been looking at rates over 7% for more than a year now and the market is beginning to adjust to the new reality. The increase has continued to slow down the market by increasing the average days to sell a home in Washington Park from 24 days in September of 2022 to 33 for Sept of this year. The average days that the current active listings have been on the market is 50 days. That tells me that pricing is crucial. It also might reflect the time that sellers wait to reduce their prices because it seems that once they get the price right, then the homes still sell at or above asking a high percentage of the time.

In September of 2022, I wrote that of the 32 closed sales that month, 34% sold at or above asking. This September, while the number of sales dropped to 25, the number that sold at or above asking jumped to 60%. I have always thought that Denver buyers are very polite. They tend not to write low offers and more commonly once the price is right, whether that is from the beginning or after a reduction, then they pay full price and often there is competition and they pay more. In summary, it is still a Seller's Market but buying a home is not as stressful as it once was. If you or someone you know is thinking of making a move, let us know how we can help.

*Erin Bridge*



Based on information from REcolorado for the period of 9/1/2023 - 9/30/2023 as reported on 10/2/23, 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>														
House	\$480,000	1261 S Emerson Street	1	2	923	1,800	1,846	\$520.04	1	1923	6,240	0	9/8/23	\$480,000
Duplex	\$525,000	632 E Cedar Avenue	2	1	795	795	1,305	\$660.38	0	1924	2,018	7	9/21/23	\$525,000
House	\$650,000	1020 E Dakota Avenue	3	3	1,606	1,606	1,832	\$378.27	0	1889	2,813	51	9/1/23	\$607,500
House	\$795,000	218 S Clarkson Street	3	3	1,668	1,668	2,024	\$470.62	2	1907	4,760	5	9/29/23	\$785,000
House	\$799,900	772 S Grant Street	3	2	1,240	1,240	1,324	\$645.08	2	1893	3,049	3	9/8/23	\$799,900
House	\$889,900	833 S Ogden Street	2	2	789	1,268	1,340	\$1,134.35	1	1922	5,810	5	9/14/23	\$895,000
House	\$949,000	425 S York Street	2	1	1,096	1,096	1,954	\$978.10	0	1926	5,460	0	9/6/23	\$1,072,000
House	\$950,000	339 S Downing	3	2	991	1,982	1,982	\$963.67	1	1908	4,760	37	9/15/23	\$955,000
House	\$1,000,000	372 S Ogden Street	3	2	1,943	1,943	2,378	\$504.37	2	1908	6,350	62	9/13/23	\$980,000
House	\$1,100,000	1290 S High Street	3	3	1,260	2,394	2,520	\$975.40	2	1920	6,300	3	9/5/23	\$1,229,000
House	\$1,175,000	298 S Williams Street	4	4	2,561	3,861	4,035	\$488.09	2	1919	6,240	5	9/27/23	\$1,250,000
House	\$1,250,000	776 S Corona Street	4	2	1,258	2,213	2,320	\$1,053.06	2	1921	4,760	5	9/18/23	\$1,324,750
House	\$1,300,000	714 S High Street	3	2	1,086	2,046	2,172	\$1,197.05	2	1924	4,690	0	9/20/23	\$1,300,000
Duplex	\$1,425,000	777 S Corona Street	3	4	1,909	3,040	3,061	\$785.75	2	2007	3,170	2	9/1/23	\$1,500,000
Townhouse	\$1,445,000	464 S Franklin Street	3	4	2,427	3,372	3,422	\$556.24	2	2005	3,375	88	9/29/23	\$1,350,000
House	\$1,800,000	888 S Franklin Street	5	2	2,422	2,832	3,365	\$867.05	2	1924	6,720	7	9/15/23	\$2,100,000
House	\$1,899,000	1188 S Clarkson Street	4	6	3,262	4,670	4,670	\$544.14	3	2015	4,792	150	9/15/23	\$1,775,000
House	\$2,100,000	193 S Franklin Street	4	4	3,230	4,676	4,782	\$588.24	2	1994	9,375	96	9/7/23	\$1,900,000
House	\$2,145,000	847 S Emerson Street	5	4	3,069	4,129	4,184	\$715.22	3	1922	6,340	13	9/1/23	\$2,195,000
House	\$2,150,000	444 S Williams Street	5	3	1,894	3,394	3,501	\$1,095.56	2	1922	6,240	8	9/29/23	\$2,075,000
House	\$2,300,000	1001 S York Street	4	5	3,905	5,489	5,701	\$582.59	3	2000	6,300	69	9/6/23	\$2,275,000
House	\$2,800,000	777 S High Street	4	4	2,926	4,316	4,389	\$854.41	2	2008	4,690	14	9/12/23	\$2,500,000
House	\$2,900,000	1080 S Franklin Street	4	4	2,674	3,503	3,547	\$1,084.52	2	1926	6,300	129	9/22/23	\$2,900,000
House	\$3,498,000	439 S York Street	6	5	3,514	5,118	5,342	\$995.45	2	2023	6,254	7	9/5/23	\$3,498,000
House	\$3,680,000	1186 S Gaylord Street	5	6	3,661	5,394	5,485	\$950.56	2	2019	6,300	54	9/27/23	\$3,480,000
<b>TOTAL CLOSED = 25      AVERAGE DAYS IN MLS = 33</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	\$660,000	660 S Grant Street	2	1	1,240	1,240	1,502	\$532.26	1	1904	4,120	4
Duplex	\$699,000	777 S Washington Street	3	2	926	1,244	1,344	\$754.86	2	1922	3,188	4
Duplex	\$725,000	407 S Clarkson Street	3	2	889	1,563	1,788	\$815.52	0	1921	4,665	4
House	\$785,000	865 S Logan Street	3	2	1,192	1,192	1,326	\$658.56	1	1902	3,270	16
Duplex	\$850,000	404 S Grant Street	3	3	1,848	2,088	2,088	\$459.96	1	1896	3,300	52
House	\$900,000	126 S Grant Street	3	3	1,806	1,806	2,037	\$498.34	0	1895	3,020	35
Duplex	\$1,395,000	1100 S Clarkson Street	4	4	2,249	3,322	3,415	\$620.28	2	2006	3,485	32
House	\$1,449,000	618 S Williams Street	4	3	1,768	1,768	2,801	\$819.57	1	1926	4,690	1
House	\$1,800,000	410 S York Street	3	4	2,020	2,837	2,982	\$891.09	3	2010	6,240	6
House	\$1,895,000	1303 S Downing Street	3	4	2,030	2,830	3,045	\$933.50	3	1932	10,500	3
House	\$1,950,000	471 S Race Street	4	5	2,399	3,320	3,344	\$812.84	2	1939	4,680	35
Duplex	\$2,000,000	452 S Franklin Street	4	5	2,590	3,623	3,623	\$772.20	2	2023	3,375	47
House	\$2,795,000	434 S Vine Street	5	5	3,334	4,744	5,096	\$838.33	3	1928	6,240	11
House	\$3,100,000	1340 S Humboldt Street	5	7	4,024	5,680	5,767	\$770.38	3	2012	6,240	72
House	\$3,200,000	295 S High Street	6	6	4,771	6,170	6,520	\$670.72	3	1979	13,340	112
House	\$3,490,000	903 S High Street	4	6	3,583	5,330	5,430	\$974.04	2	2015	6,780	8
House	\$4,075,000	875 S York Street	6	5	3,583	5,386	5,386	\$1,137.32	2	2023	6,250	68
<b>TOTAL PENDING = 17</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	\$450,000	523 S Pennsylvania Street	1	1	838	838	838	\$536.99	0	1903	1,307	60
Townhouse	\$499,000	332 E Dakota Avenue	2	1	766	766	766	\$651.44	0	1890		10
Low Rise (1-3)	\$500,000	500 S Pennsylvania Street 502	1	1	632	632	632	\$791.14	1	1952		4
Low Rise (1-3)	\$515,000	500 S Pennsylvania Street 504	1	1	623	623	623	\$826.65	1	1952		4
Townhouse	\$532,000	328 E Dakota Avenue	2	1	766	766	766	\$694.52	0	1890	1,307	109
House	\$550,000	611 E Bayaud Avenue	3	2	1,706	1,706	1,914	\$322.39	0	1891	2,976	29
House	\$599,900	390 S Washington Street	3	1	957	1,652	1,774	\$626.85	1	1922	3,250	3
House	\$650,000	706 S Lincoln Street	2	1	886	1,603	1,772	\$733.63	1	1928	4,250	11
House	\$665,000	780 S Sherman Street	2	1	1,255	1,255	1,623	\$529.88	1	1926	4,690	4
Townhouse	\$675,000	42 S Washington Street B	2	3	1,633	1,633	1,633	\$413.35	1	1985	950	30
House	\$698,999	88 S Clarkson Street	3	2	1,464	1,464	1,629	\$477.46	1	1906	3,906	41
House	\$700,000	53 S Sherman Street	3	2	1,501	1,501	1,730	\$466.36	2	1890	3,118	45
House	\$745,000	423 S Clarkson Street	3	2	961	1,900	1,922	\$775.23	1	1929	4,690	37
House	\$799,000	285 S Ogden Street	4	2	1,736	2,418	2,589	\$460.25	2	1907	4,760	11
House	\$800,000	102 S Ogden Street	3	2	1,558	1,908	2,153	\$513.48	0	1900	4,760	66
House	\$800,000	16 N Pennsylvania Street	4	4	1,488	2,158	2,232	\$537.63	2	1905	4,162	68
House	\$899,000	1149 S University Boulevard	4	2	1,022	1,993	2,044	\$879.65	2	1928	6,500	25
House	\$899,999	201 S Lincoln Street	4	3	2,196	2,206	2,405	\$409.84	2	1890	4,160	46
House	\$949,999	920 E Virginia Avenue	3	2	873	1,308	1,746	\$1,088.20	1	1930	2,800	39
House	\$964,900	1461 S Lafayette Street	3	3	1,319	1,700	2,078	\$731.54	2	1929	5,990	9
House	\$999,000	300 S Franklin Street	2	2	1,385	1,385	1,598	\$721.30	2	1900	5,200	12
House	\$1,050,000	51 S Ogden Street	3	3	1,213	2,107	2,107	\$865.62	2	1906	4,180	25
House	\$1,170,000	329 S Clarkson	4	3	1,147	2,294	2,294	\$1,020.05	0	1925	4,690	19
Townhouse	\$1,247,500	926 S Logan Street	4	5	2,536	3,384	3,465	\$491.92	2	2023		53
Townhouse	\$1,247,500	924 S Logan Street	4	5	2,460	3,226	3,347	\$507.11	2	2023		53
Duplex	\$1,265,000	747 S Emerson Street	4	4	1,986	2,938	2,978	\$636.96	2	2006	3,175	4
House	\$1,299,000	993 S Ogden	4	2	1,297	2,429	2,429	\$1,001.54	2	1911	4,750	33
House	\$1,450,000	619 S Grant Street	4	4	2,423	2,870	2,893	\$598.43	2	1910	4,690	5
House	\$1,495,000	125 S Corona Street	4	4	2,428	3,642	3,642	\$615.73	2	2017	3,521	40
House	\$1,590,000	1400 S Vine Street	4	3	1,971	3,087	3,146	\$806.70	2	1932	6,300	191
House	\$1,690,000	1264 S Corona Street	4	3	1,897	3,600	3,674	\$890.88	3	1920	6,098	10
House	\$1,725,000	449 S Ogden Street	3	4	2,277	3,220	3,475	\$757.58	2	1905	4,570	70
House	\$1,750,000	747 S Corona Street	4	4	3,153	4,188	4,329	\$555.03	2	1924	6,340	18
House	\$1,750,000	777 S Downing Street	5	3	2,772	3,809	3,809	\$631.31	2	1911	4,760	80
House	\$1,875,000	1101 S Emerson Street	5	4	2,681	3,969	4,112	\$699.37	2	2009	5,130	69
House	\$1,890,000	1281 S High Street	5	3	2,135	3,514	3,514	\$885.25	1	1918	6,098	126

House	\$1,950,000	1140 S Ogden Street	4	5	2,862	4,198	4,298	\$681.34	2	2014	4,680	95
House	\$2,100,000	750 S York Street	5	4	2,293	3,355	3,355	\$915.83	2	1940	6,250	25
House	\$2,295,000	260 S Marion Parkway	4	5	2,614	3,594	3,797	\$877.96	2	2023	4,680	53
House	\$2,500,000	1400 S Race Street	5	6	3,672	4,920	5,382	\$680.83	3	2023	6,300	40
House	\$2,699,000	756 S High Street	5	5	3,324	4,724	5,006	\$811.97	2	2007	5,370	80
House	\$2,795,000	1443 S Gaylord Street	5	5	3,464	5,087	5,133	\$806.87	2	2023	6,300	88
House	\$2,850,000	1536 S Gaylord Street	5	6	3,494	5,264	5,264	\$815.68	2	2023	6,250	48
House	\$2,995,000	629 S Downing Street	5	5	2,544	3,988	4,306	\$1,177.28	2	1942	6,350	11
House	\$2,995,000	732 S Gaylord Street	5	4	2,838	4,304	4,304	\$1,055.32	2	2023	4,650	67
House	\$3,199,000	872 S Vine Street	4	5	3,236	4,565	4,565	\$988.57	2	2023	4,680	74
House	\$3,200,000	1265 S Vine Street	6	5	3,589	4,832	5,364	\$891.61	3	2015	6,300	81
House	\$3,200,000	673 S Vine Street	5	5	2,753	4,103	4,103	\$1,162.37	2	2019	4,680	142
House	\$3,500,000	1374 S Vine st Street	5	6	4,320	6,085	6,543	\$810.19	2	2023	6,098	4
House	\$3,695,000	523 S Gilpin Street	5	6	3,568	5,293	5,393	\$1,035.59	2	2014	6,740	60
House	\$4,275,000	1038 S Race Street	5	6	3,950	5,855	5,894	\$1,082.28	2	2011	6,300	24
House	\$6,395,000	2301 E Alameda Avenue	4	7	6,190	7,540	7,696	\$1,033.12	4	1932	56,628	249
<b>TOTAL ACTIVE = 52</b>												