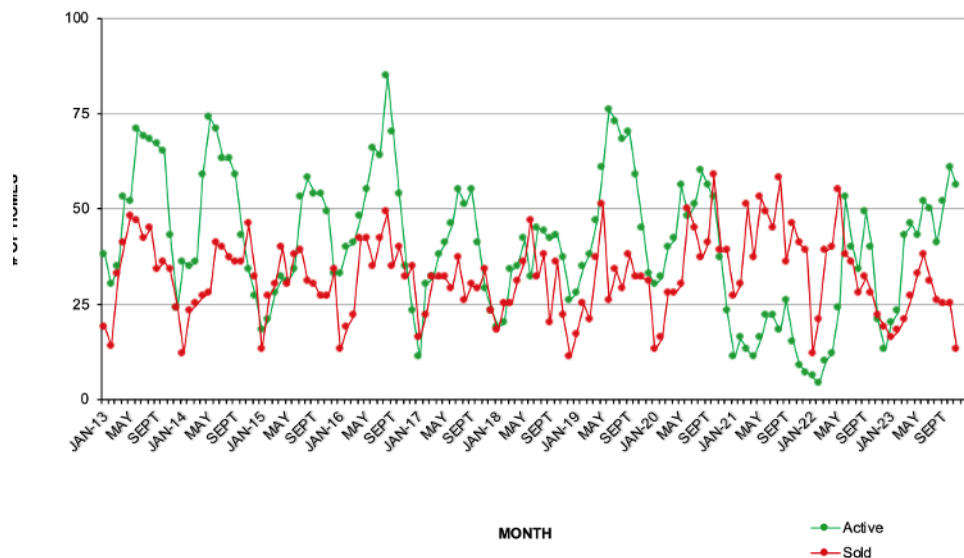
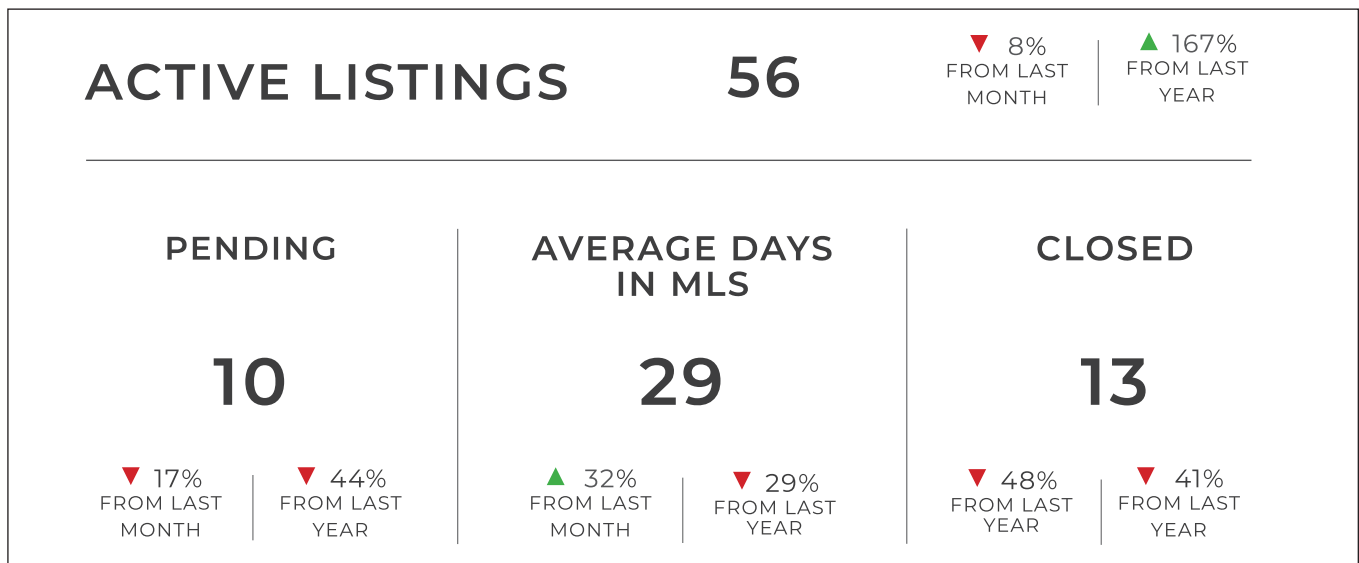


## Lowest Number of Closed Homes In a Long Time...

Looking back over our records, the last time that there were only 13 Washington Park sales in November was 15 years ago in 2008. However, it feels slower than it has in recent years but not nearly as slow as my memory of 2008. That year, there were 161 active listings while we only had 56 in November of 2023. The large inventory back then meant that the houses that closed in November of 2008 took a whopping average of 106 days to sell.

We were in a Buyer's market this November in all price ranges except under \$1 million. With 40 listings over \$1 million and only 6 sales, that segment of the market has now swung over to a Buyer's market. Market analysts say the switch happens at 6 months of inventory and we now have a 6.67 month supply of homes available in Washington Park. If you know anyone who might be thinking of moving, this is the best opportunity to buy in the neighborhood in over 15 years. Of course, if we can be of service, please be in touch. Happy holidays!

*Erin Bridge*



Based on information from REcolorado for the period of 11/1/2023 - 11/30/2023 as reported on 12/3/23, 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>														
Duplex	\$475,000	425 E Ellsworth Avenue	1	1	681	921	1,023	\$695.16	0	1906	1,742	4	11/17/23	\$473,404
Townhouse	\$675,000	42 S Washington Street B	2	3	1,633	1,633	1,633	\$414.57	1	1985	950	37	11/1/23	\$677,000
House	\$698,999	88 S Clarkson Street	3	2	1,464	1,464	1,629	\$442.62	1	1906	3,906	41	11/6/23	\$648,000
House	\$725,000	216 S Gilpin Street	2	2	1,101	1,101	1,769	\$658.49	1	1909	3,120	4	11/30/23	\$725,000
House	\$775,000	170 S Lafayette Street	0	0	1,086	1,086	1,086	\$713.63	2	1902	4,670	6	11/17/23	\$775,000
House	\$800,000	16 N Pennsylvania Street	4	4	1,488	2,158	2,232	\$524.19	2	1905	4,162	71	11/3/23	\$780,000
House	\$899,999	201 S Lincoln Street	4	3	2,196	2,206	2,405	\$403.01	2	1890	4,160	71	11/29/23	\$885,000
House	\$1,300,000	346 S Williams Street	3	2	1,275	2,275	2,395	\$1,019.61	2	1923	6,240	3	11/3/23	\$1,300,000
House	\$1,495,000	125 S Corona Street	4	4	2,428	3,642	3,642	\$601.32	2	2017	3,521	45	11/9/23	\$1,460,000
House	\$1,595,000	547 S Corona Street	4	3	2,162	3,122	3,178	\$737.74	2	1924	6,350	0	11/6/23	\$1,595,000
Duplex	\$2,075,000	450 S Franklin Street	4	5	2,590	3,623	3,623	\$770.27	2	2023	3,375	3	11/6/23	\$1,995,000
House	\$2,245,000	260 S Marion Parkway	4	5	2,614	3,594	3,797	\$803.37	2	2023	4,680	84	11/30/23	\$2,100,000
House	\$3,500,000	942 S Franklin Street	5	5	3,285	4,019	4,058	\$1,000.00	2	1924	6,250	11	11/14/23	\$3,285,000
<b>TOTAL CLOSED = 13    AVG DAYS IN MLS = 29</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	\$500,000	877 S Grant Street	2	1	828	828	1,104	\$603.86	1	1908	3,920	17
House	\$719,000	285 S Ogden Street	4	2	1,736	2,418	2,589	\$414.17	2	1907	4,760	52
Duplex	\$799,000	1031 S Vine Street	3	1	905	1,130	1,543	\$882.87	1	1911	3,255	5
House	\$899,000	512 S Logan Street	3	3	1,578	1,578	2,166	\$569.71	2	1900	3,080	39
House	\$1,295,000	1026 S Ogden Street	3	3	1,833	2,133	2,176	\$706.49	2	1924	6,340	20
House	\$1,595,000	483 S Race Street	3	3	1,942	2,717	3,057	\$821.32	2	1928	6,240	5
House	\$2,200,000	935 S Downing Street	6	5	3,278	4,178	4,318	\$671.14	1	1914	4,750	28
House	\$2,495,000	2353 E Alameda Avenue	4	4	3,492	4,040	4,040	\$714.49	2	1995	11,761	32
House	\$2,850,000	1536 S Gaylord Street	5	6	3,494	5,264	5,264	\$815.68	2	2023	6,250	81
House	\$3,600,000	586 S Gaylord Street	5	6	3,202	4,639	4,639	\$1,124.30	2	2023	5,120	8
<b>TOTAL PENDING = 10</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	\$420,000	523 S Pennsylvania Street	1	1	838	838	838	\$501.19	0	1903	1,307	122
Quadruplex	\$465,000	500 S Pennsylvania Street 506	1	1	670	670	670	\$694.03	1	1952	1,961	4
Townhouse	\$495,000	332 E Dakota Avenue	2	1	766	766	766	\$646.21	0	1890		72
Low Rise (1-3)	\$525,000	500 S Pennsylvania Street 504	1	1	632	812	812	\$830.70	1	1952		66
House	\$605,000	706 S Lincoln Street	2	1	886	1,603	1,772	\$682.84	1	1928	4,250	73
House	\$631,750	780 S Sherman Street	2	1	1,255	1,255	1,623	\$503.39	1	1926	4,690	66
Duplex	\$650,000	329 S Washington Street	2	2	695	1,278	1,278	\$935.25	1	1925	3,714	50
House	\$680,000	53 S Sherman Street	3	2	1,501	1,501	1,730	\$453.03	2	1890	3,118	107
House	\$695,000	285 S Pearl Street	2	2	1,403	1,403	1,799	\$495.37	0	1896	4,165	62
House	\$695,000	423 S Clarkson Street	3	2	961	1,900	1,922	\$723.20	1	1929	4,690	99
House	\$775,000	2 N Pennsylvania Street	3	3	1,733	2,213	2,557	\$447.20	0	1905	2,397	24
House	\$835,000	1234 S Ogden Street	4	2	971	1,676	1,970	\$859.94	2	1976	4,680	17
House	\$849,900	1266 S Emerson Street	3	2	890	1,736	1,780	\$954.94	3	1926	6,230	51
House	\$920,000	736 S Logan Street	3	2	1,810	1,810	1,870	\$508.29	0	1893	3,049	11
House	\$950,000	920 E Virginia Avenue	3	2	873	1,308	1,746	\$1,088.20	1	1930	2,800	23
House	\$999,900	1074 S Corona Street	2	2	1,197	1,467	1,497	\$835.34	2	1911	4,750	16
House	\$1,050,000	51 S Ogden Street	3	3	1,213	2,107	2,107	\$865.62	2	1906	4,180	87
House	\$1,095,000	329 S Clarkson	4	3	1,147	2,294	2,294	\$954.66	0	1925	4,690	81
House	\$1,199,000	859 S University Boulevard	5	3	1,280	2,432	2,560	\$936.72	1	1927	6,250	25
House	\$1,199,000	926 S York Street	3	2	1,373	2,073	2,506	\$873.27	2	1921	4,690	31
Townhouse	\$1,247,500	926 S Logan Street	4	5	2,536	3,384	3,465	\$491.92	2	2023		115
Townhouse	\$1,247,500	924 S Logan Street	4	5	2,460	3,226	3,347	\$507.11	2	2023		115
House	\$1,275,000	229 S Ogden Street	4	4	2,253	3,306	3,306	\$565.91	2	1895	3,049	3
House	\$1,295,000	108 S Lincoln Street	4	4	2,961	3,489	3,489	\$437.35	2	1890	4,800	55
House	\$1,550,000	529 S Corona Street	4	3	1,801	2,648	2,693	\$860.63	2	1922	6,534	51
House	\$1,590,000	1400 S Vine Street	4	3	1,971	3,087	3,146	\$806.70	2	1932	6,300	253
House	\$1,699,000	777 S Downing Street	5	3	2,772	3,809	3,809	\$612.91	2	1911	4,760	142
House	\$1,749,000	1158 S Vine Street	3	3	3,372	4,378	4,490	\$518.68	2	1918	6,300	59
House	\$1,795,000	908 S High Street	4	3	2,017	2,922	3,524	\$889.94	2	1908	6,300	44
House	\$1,799,000	1281 S High Street	5	3	2,135	3,514	3,514	\$842.62	1	1918	6,098	188
House	\$1,950,000	1140 S Ogden Street	4	5	2,862	4,198	4,298	\$681.34	2	2014	4,680	146
House	\$2,100,000	1392 S Vine Street	4	5	3,063	4,540	4,821	\$685.60	2	2007	5,600	44
House	\$2,100,000	750 S York Street	5	4	2,293	3,355	3,355	\$915.83	2	1940	6,250	87
House	\$2,175,000	315 S York Street	5	4	3,265	4,865	5,127	\$666.16	2	1998	6,019	37
House	\$2,245,000	352 S Humboldt Street	4	5	2,653	3,714	3,842	\$846.21	2	2023	4,760	51
House	\$2,385,000	345 S Race Street	5	6	3,370	3,796	3,898	\$707.72	2	1941	6,240	44

House	\$2,395,000	645 S Race Street	4	4	2,336	3,078	3,508	\$1,025.26	2	2014	4,680	51
Duplex	\$2,475,000	534 S Gaylord Street	4	5	2,600	3,471	3,625	\$951.92	2	2023	3,125	26
Duplex	\$2,495,000	510 S Gaylord Street	4	5	2,601	3,531	3,582	\$959.25	2	2023	3,150	3
House	\$2,500,000	1400 S Race Street	5	6	3,672	4,920	5,382	\$680.83	3	2023	6,300	102
House	\$2,695,000	1443 S Gaylord Street	5	5	3,464	5,087	5,133	\$778.00	2	2023	6,300	150
House	\$2,899,000	872 S Vine Street	4	5	3,236	4,565	4,565	\$895.86	2	2023	4,680	136
House	\$2,995,000	800 S Franklin Street	3	2	2,359	2,359	2,359	\$1,269.61	2	1890	11,600	28
House	\$2,995,000	732 S Gaylord Street	5	4	2,838	4,304	4,304	\$1,055.32	2	2023	4,650	129
House	\$3,100,000	673 S Vine Street	5	5	2,753	4,103	4,103	\$1,126.04	2	2019	4,680	204
House	\$3,350,000	511 S Downing Street	5	6	3,820	5,339	5,439	\$876.96	2	2023	6,350	33
House	\$3,395,000	1374 S Vine st Street	5	6	4,320	6,085	6,543	\$785.88	2	2023	6,098	66
House	\$3,500,000	1059 S York Street	5	5	3,291	4,676	4,773	\$1,063.51	2	2024	6,300	44
House	\$3,600,000	590 S Race Street	5	5	2,974	4,296	4,483	\$1,210.49	3	2019	5,227	46
House	\$3,600,000	1050 S York Street	5	5	3,535	5,297	5,306	\$1,018.39	2	2023	6,300	39
House	\$3,970,000	260 S High Street	5	6	4,207	4,924	5,249	\$943.67	2	1977	7,600	24
House	\$4,000,000	501 S Pearl Street	4	5	4,704	6,571	6,754	\$850.34	3	1893	7,590	6
House	\$4,199,000	382 S Race Street	5	7	3,473	5,123	5,123	\$1,209.04	2	2023	6,240	54
House	\$4,275,000	1038 S Race Street	5	6	3,950	5,855	5,894	\$1,082.28	2	2011	6,300	86
House	\$4,495,000	1100 S Gilpin Street	7	6	4,046	5,674	5,842	\$1,110.97	2	2018	5,520	44
House	\$5,985,000	2301 E Alameda Avenue	4	7	6,190	7,540	7,696	\$966.88	4	1932	56,628	311
<b>TOTAL ACTIVE = 56</b>												