

WASHINGTON PARK MARKET STATISTICS

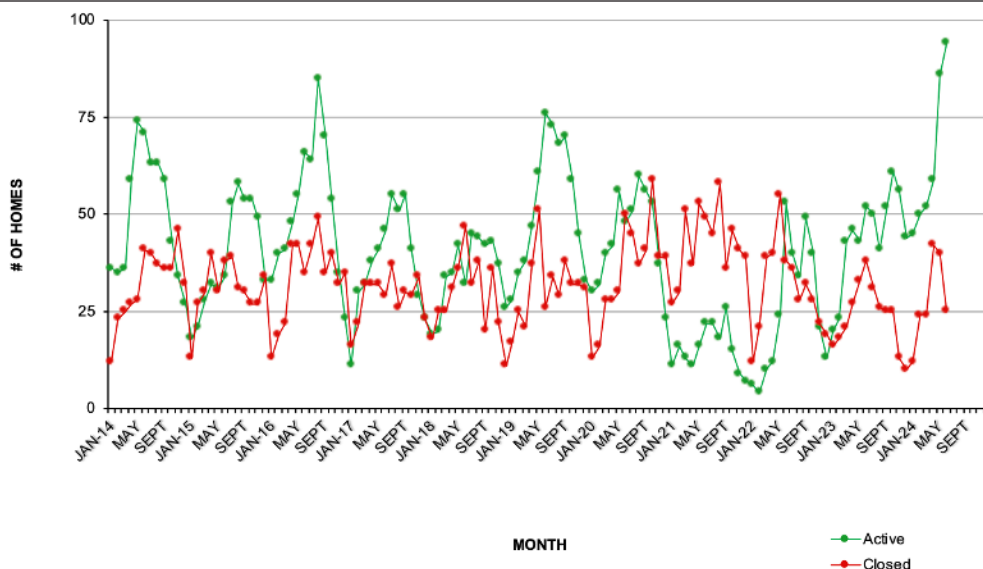
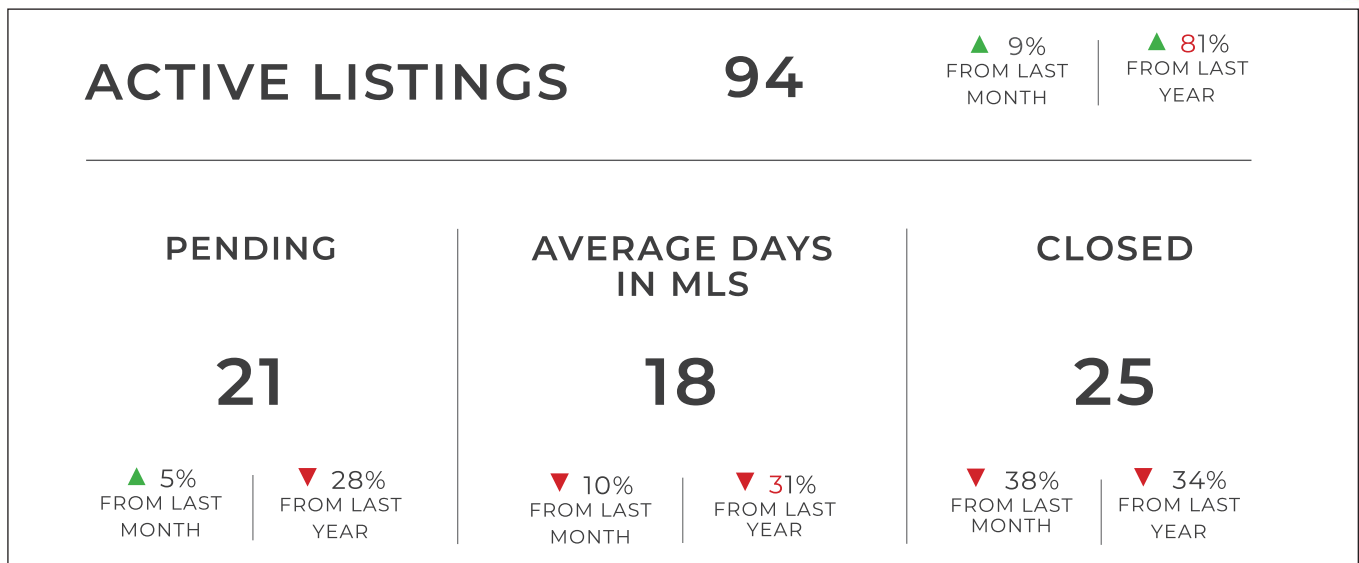
JUNE REVIEW 2024

More to Choose From...

We have not seen this much inventory in Washington Park since 2012. For the sake of legibility, this chart doesn't go back that far, but I have binders full of Washington Park stats that go back to at least 1991. To put this in perspective, we had over 100 homes in inventory in June from 2001 through 2012. So, this is nothing that we haven't seen before. Has this caused prices to drop? That is a tough statistic to track. That is partly due to new construction. The new, large homes are not selling as well as they once were. I feel this has caused the average price to drop from \$1,632,334 in June of 2023 to \$1,152,978 in June of this year. This appears to be a significant drop but I feel it is due, primarily, to the mix of homes selling than actual prices. Lower priced homes, under \$1,500,000, are selling better right now.

Bottom line, it is a much better time to buy than a year ago. The selection is significantly larger and the competition is much less. For sellers, they are not as likely to get multiple offers and their homes will likely take longer to sell. In my experience, even if the inventory has increased, there are buyers for the best listings. Those are homes that show well, have a good location, are well maintained, are staged with high quality furnishings and are priced fairly. If you want your property to become one of those quality listings, we have a team of 4 that can help get your home spruced up, staged and aggressively marketed so that you can get the highest possible price with the least amount of hassles. The average home in the MLS so far this year has sold for 98.32% of asking. At Re/Max of Cherry Creek, our listings have sold for an average of 100.47% of list price. Those are real results that can put over 2% more proceeds in your pocket. If you want to find out how we do it, please don't hesitate to get in touch.

Erin Bridge



Based on information from REcolorado for the period of 6/1/2024 - 6/30/2024 as reported on 7/1/24, 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	\$434,500	222 E Dakota Avenue	1	1	723	723	723	\$629.32	0	1896	0	4	6/28/24	\$455,000
Duplex	\$460,000	226 E Dakota Avenue	1	1	702	702	702	\$656.70	0	1896	0	0	6/24/24	\$461,000
Duplex	\$600,000	559 S Lincoln Street	2	2	1,536	1,536	2,006	\$390.62	0	1898	4,687	35	6/14/24	\$600,000
House	\$665,000	1208 S Clarkson Street	3	2	1,103	1,103	1,342	\$637.35	1	1910	4,680	3	6/5/24	\$703,000
Townhouse	\$699,900	21 S Ogden Street	2	3	1,203	1,203	1,203	\$565.25	2	2018	816	8	6/5/24	\$680,000
House	\$739,900	680 S Washington Street	2	1	1,050	1,050	1,443	\$704.67	2	1909	4,170	2	6/18/24	\$739,900
House	\$749,000	169 S Humboldt Street	2	2	869	1,434	1,738	\$834.29	0	1933	4,670	3	6/18/24	\$725,000
House	\$775,000	73 S Grant Street	3	2	976	1,388	1,610	\$796.62	3	1900	3,750	4	6/26/24	\$777,500
Duplex	\$779,000	900 S Ogden Street	4	2	794	1,485	1,559	\$981.11	2	1923	3,176	3	6/24/24	\$779,000
House	\$795,000	206 S Lafayette Street	3	1	1,034	1,284	1,534	\$768.86	2	1919	4,130	4	6/11/24	\$795,000
House	\$799,000	901 S University Boulevard	3	2	934	1,558	1,558	\$855.46	1	1925	7,020	36	6/13/24	\$799,000
House	\$870,000	1000 S Clarkson Street	3	2	1,466	1,466	1,638	\$634.38	2	1901	4,750	3	6/14/24	\$930,000
House	\$975,000	979 S Pennsylvania Street	3	2	1,555	1,808	2,012	\$600.00	1	1903	4,440	31	6/20/24	\$933,000
House	\$985,000	356 S Logan Street	4	3	1,536	2,231	2,304	\$636.72	2	1899	4,670	26	6/10/24	\$978,000
House	\$999,000	644 S High Street	3	2	1,613	1,613	2,015	\$607.56	1	1890	3,120	32	6/25/24	\$980,000
House	\$1,100,000	721 S York Street	3	2	966	1,932	1,932	\$1,076.60	1	1929	4,690	24	6/26/24	\$1,040,000
Townhouse	\$1,200,000	401 S Vine Street	3	4	1,991	2,966	3,071	\$605.22	2	1985	1,716	14	6/5/24	\$1,205,000
House	\$1,300,000	1264 S High Street	3	2	1,477	2,741	2,807	\$880.16	1	1919	6,300	4	6/21/24	\$1,300,000
Duplex	\$1,340,000	842 S Clarkson Street	4	4	1,933	2,788	2,848	\$703.57	2	2006	3,170	4	6/10/24	\$1,360,000
House	\$1,450,000	1032 S York Street	4	3	2,107	2,107	2,107	\$664.45	2	1891	4,720	17	6/4/24	\$1,400,000
House	\$1,650,000	450 S York Street	4	3	1,451	2,664	2,664	\$1,154.38	2	1937	6,240	40	6/20/24	\$1,675,000
House	\$1,700,000	797 S Clarkson Street	4	4	2,047	2,707	2,707	\$824.38	1	1905	3,240	7	6/26/24	\$1,687,500
House	\$2,200,000	444 S Williams Street	5	3	1,894	3,394	3,501	\$1,146.54	2	1922	6,240	0	6/7/24	\$2,171,542
Duplex	\$2,349,000	500 S Gaylord Street	4	5	2,506	3,436	3,487	\$877.89	2	2024	3,150	85	6/27/24	\$2,200,000
House	\$3,500,000	1200 S Williams Street	5	5	3,506	5,070	5,355	\$984.03	2	2018	6,300	61	6/28/24	\$3,450,000
TOTAL CLOSED = 25 AVG DAYS IN MLS = 18														

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												
Triplex	\$500,000	214 E Maple Avenue	2	1	715	715	1,020	\$699.30	0	1900	871	12
Duplex	\$625,000	648 S Sherman Street	2	2	761	1,045	1,060	\$821.29	0	1906	3,101	5
House	\$765,000	1086 S Pearl Street	3	2	1,344	1,344	2,016	\$569.20	1	1900	4,690	44
House	\$775,000	1057 S Emerson Street	3	1	916	916	1,276	\$846.07	2	1906	4,750	57
Duplex	\$949,000	877 S Washington Street	3	3	1,974	2,632	2,632	\$480.75	2	2008	2,614	22
Duplex	\$975,000	180 S Emerson Street	4	2	2,275	2,275	2,632	\$428.57	0	1905	6,325	13
House	\$1,125,000	127 S Pennsylvania Street	6	5	2,733	2,733	3,171	\$411.64	2	1895	3,750	26
House	\$1,149,500	454 S Washington Street	3	4	1,261	2,143	2,143	\$911.58	2	1905	4,356	2
House	\$1,200,000	129 S Franklin Street	4	3	1,738	2,427	2,692	\$690.45	1	1939	6,230	8
House	\$1,249,000	576 S Ogden Street	3	2	1,279	2,558	2,558	\$976.54	1	1922	6,350	5
House	\$1,250,000	1501 Vine Street	4	2	1,371	2,674	2,742	\$911.74	1	1955	8,150	18
Townhouse	\$1,350,000	450 S Corona Street	5	4	1,934	2,818	2,864	\$698.04	2	2005	3,125	32
House	\$1,599,000	302 S Humboldt Street	5	4	2,410	3,502	3,602	\$663.49	3	1926	6,350	63
House	\$1,850,000	845 S Vine Street	6	4	2,344	3,527	3,627	\$789.25	2	1925	4,680	12
Duplex	\$2,349,000	510 S Gaylord Street	4	5	2,601	3,531	3,582	\$903.11	2	2023	3,150	32
House	\$2,495,000	1750 E Cedar Avenue	4	4	2,919	4,264	4,414	\$854.74	2	1978	6,098	1
House	\$2,990,000	945 S Race Street	5	6	2,941	4,329	4,350	\$1,016.66	2	2009	6,300	57
House	\$2,995,000	1090 S Williams Street	6	6	3,968	5,168	5,312	\$754.79	2	1994	6,300	98
House	\$3,150,000	525 S Vine Street	5	5	3,610	5,425	5,514	\$872.58	2	2018	6,250	120
House	\$3,500,000	1190 S Race Street	6	5	3,624	5,079	5,440	\$965.78	2	2010	7,810	0
House	\$6,000,000	600 S Franklin Street	4	6	4,980	4,980	5,558	\$1,204.82	3	2017	6,810	5
TOTAL PENDING = 21												

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ACTIVE												
Townhouse	\$315,000	710 E Alameda Avenue	1	1	498	498	648	\$632.53	0	1906	903	108
Townhouse	\$350,000	39 N Clarkson Street A	2	1	520	520	520	\$673.08	0	1907	579	71
House	\$410,000	523 S Pennsylvania Street	1	1	838	838	838	\$489.26	0	1903	1,277	31
Townhouse	\$414,000	500 S Pennsylvania Street 510	1	1	630	630	630	\$657.14	1	1952		96
Townhouse	\$430,000	500 S Pennsylvania Street 516	1	1	660	660	660	\$651.52	1	1952	1,961	4
Townhouse	\$444,000	500 S Pennsylvania Street 512	1	1	687	687	687	\$646.29	1	1952		60
Townhouse	\$524,900	952 S Pearl Street 5	2	1	838	838	1,201	\$626.37	0	1924	1,468	18
Duplex	\$525,000	633 S Lincoln Street	2	2	723	1,175	1,250	\$726.14	1	1931	3,243	6
Townhouse	\$529,000	500 S Pennsylvania Street 504	1	1	632	812	812	\$837.03	1	1952		91
House	\$650,000	56 S Grant Street	2	2	1,509	1,509	1,905	\$430.75	0	1891	5,060	30
House	\$675,000	706 S Lincoln Street	2	1	886	1,603	1,772	\$761.85	1	1928	4,250	46
Duplex	\$679,900	406 S Pearl Street	3	2	833	1,250	1,250	\$816.21	0	1900	3,180	130
House	\$725,000	786 S Sherman Street	4	2	1,735	1,735	1,951	\$417.87	0	1902	4,690	56
House	\$735,000	29 N Ogden Street	0	1	878	878	1,201	\$837.13	2	1910	4,125	151
House	\$775,000	18 N Sherman Street	3	2	1,637	1,637	2,282	\$473.43	0	1901	3,060	59
House	\$775,000	876 S Grant Street	3	2	1,356	1,356	1,714	\$571.53	2	1908	4,500	59
House	\$795,000	281 S Pearl Street	5	2	1,846	2,531	2,531	\$430.66	0	1896	4,356	2
House	\$865,000	582 S Pearl Street	2	1	1,447	1,447	1,685	\$597.79	0	1890	6,250	31
Duplex	\$875,000	421 E Alameda Avenue	2	2	1,530	1,530	2,136	\$571.90	0	1909	2,178	49
Duplex	\$886,125	173 S Pennsylvania Street	4	2	1,063	2,125	2,125	\$833.61	1	1929	3,125	45
House	\$895,000	736 S Logan Street	3	2	1,810	1,810	1,870	\$494.48	0	1893	3,060	60
House	\$899,000	835 S Pennsylvania Street	2	2	1,526	1,526	1,916	\$589.12	2	1906	4,760	21
House	\$899,000	611 E Bayaud Avenue	4	3	1,706	1,706	1,914	\$526.96	0	1891	2,976	46
House	\$899,000	920 E Virginia Avenue	3	2	873	1,746	1,746	\$1,029.78	1	1930	2,800	87
Townhouse	\$899,000	315 S Pennsylvania Street	2	3	1,653	1,653	1,653	\$543.86	2	2019	1,235	130
House	\$899,950	423 S Clarkson Street	3	2	961	1,922	1,922	\$936.47	1	1929	4,690	67
House	\$915,000	714 S Clarkson Street	2	2	1,554	1,554	1,652	\$588.80	1	1890	3,170	82
House	\$920,000	433 S Logan Street	3	2	1,815	1,815	1,915	\$506.89	2	1891	4,340	44
House	\$925,000	1365 S University Boulevard	4	2	1,598	2,429	2,473	\$578.85	2	1939	4,870	66
House	\$930,000	471 S Grant Street	3	2	1,799	1,799	1,964	\$516.95	2	1894	2,970	11
House	\$999,000	280 S Marion Parkway	4	2	1,024	2,048	2,048	\$975.59	2	1954	4,680	4
House	\$1,050,000	482 S Corona Street	3	2	1,140	2,180	2,280	\$921.05	1	1915	3,960	17
House	\$1,075,000	859 S University Boulevard	5	3	1,280	2,432	2,560	\$839.84	1	1927	6,250	236
House	\$1,100,000	229 S Lafayette Street	3	3	1,296	2,144	2,244	\$848.77	0	1910	4,160	3
House	\$1,100,000	569 S Sherman Street	3	3	1,521	1,821	2,240	\$723.21	3	1895	4,690	33
House	\$1,115,000	885 S Sherman Street	4	2	1,463	2,522	2,578	\$762.13	2	1938	6,250	25
House	\$1,125,000	747 S Logan Street	3	3	1,311	2,186	2,186	\$858.12	2	1903	3,800	60
House	\$1,150,000	1112 E Bayaud Avenue	5	3	2,566	3,849	3,849	\$448.17	2	1906	6,534	4

House	\$1,190,000	435 S Downing Street	3	1	1,460	1,860	2,920	\$815.07	2	1927	6,350	20
House	\$1,195,000	783 S Corona Street	3	3	1,239	2,292	2,478	\$964.49	2	1924	4,760	52
House	\$1,200,000	623 S Logan Street	3	3	2,293	2,869	2,869	\$523.33	2	1900	4,690	18
Duplex	\$1,200,000	1253 S Ogden Street	1	0	4,816	6,728	6,728	\$249.17	2	1923	6,230	47
Townhouse	\$1,200,000	124 S Washington Street	3	5	2,175	2,175	2,951	\$551.72	2	2017	2,378	47
House	\$1,250,000	1270 S Corona Street	4	2	1,574	2,530	2,580	\$794.16	2	1922	5,990	11
House	\$1,260,000	700 S Race Street	4	2	1,256	2,226	2,292	\$1,003.18	1	1927	4,950	41
House	\$1,299,000	776 S Corona Street	3	2	1,208	2,213	2,266	\$1,075.33	2	1921	4,760	122
House	\$1,350,000	1051 S Ogden Street	3	2	2,464	2,659	2,789	\$547.89	2	1949	4,750	2
House	\$1,358,000	140 S Marion street Parkway	3	3	1,005	2,010	2,010	\$1,351.24	2	1951	6,240	50
Duplex	\$1,375,000	447 S Downing Street	2	5	2,351	3,256	3,304	\$584.86	2	2013	3,175	59
House	\$1,430,000	800 S Sherman Street	6	4	2,134	3,192	3,292	\$670.10	2	1928	4,190	10
House	\$1,499,000	664 S Sherman Street	4	3	2,488	3,166	3,166	\$602.49	2	1905	4,356	61
House	\$1,550,000	266 S Williams Street	3	2	2,315	2,610	3,251	\$669.55	1	1924	6,240	11
House	\$1,550,000	1400 S Vine Street	4	3	1,971	3,087	3,146	\$786.40	2	1932	6,300	461
House	\$1,580,000	522 S Pennsylvania Street	5	4	2,089	2,829	2,829	\$756.34	2	1927	4,690	13
House	\$1,590,000	1360 S Gaylord Street	4	4	1,993	2,735	2,843	\$797.79	2	1909	6,300	32
House	\$1,650,000	158 S Humboldt Street	5	3	2,394	3,342	3,392	\$689.22	2	1915	6,230	26
House	\$1,795,000	481 S Corona Street	4	4	2,325	3,264	3,465	\$772.04	2	1923	4,760	3
House	\$1,795,000	469 S Ogden Street	4	4	2,447	3,658	3,658	\$733.55	2	2007	4,230	31
House	\$1,795,000	1281 S High Street	5	3	3,514	3,514	3,514	\$510.81	1	1918	6,098	66
Duplex	\$1,799,000	359 S Ogden Street	4	5	2,541	3,446	3,446	\$707.99	2	2024	3,175	59
Duplex	\$1,800,000	701 S Corona Street	5	5	2,478	3,445	3,496	\$726.39	2	2018	3,190	107
House	\$1,842,000	748 S Williams Street	4	4	2,572	3,120	3,149	\$716.17	2	1920	6,250	19
Duplex	\$1,850,000	814 S Ogden Street	4	5	2,541	3,520	3,520	\$728.06	2	2024	3,170	27
Duplex	\$1,870,000	602 S Emerson Street	4	5	2,338	3,202	3,266	\$799.83	2	2023	3,176	80
House	\$1,890,000	919 S Corona Street	5	4	2,419	3,291	3,466	\$781.31	2	1915	4,750	23
House	\$1,950,000	44 N Lincoln Street	6	5	2,944	3,562	3,631	\$662.36	1	1895	6,250	58
House	\$1,995,000	721 S Corona Street	3	4	2,184	3,317	3,416	\$913.46	2	1920	6,340	2
House	\$2,075,000	315 S York Street	5	4	3,265	4,865	5,127	\$635.53	2	1998	6,019	59
Duplex	\$2,099,000	536 S Gaylord Street	4	5	2,595	3,467	3,620	\$808.86	2	2022	3,125	199
House	\$2,100,000	367 S Gilpin Street	4	6	3,470	4,685	4,778	\$605.19	3	1999	6,740	104
House	\$2,290,000	848 S Corona Street	6	6	3,272	4,513	4,513	\$699.88	2	1915	4,792	10
House	\$2,298,000	343 S Gaylord Street	0	0	0	0	0		0	1939	11,300	74
House	\$2,345,000	264 S Gilpin Street	6	5	2,803	3,906	4,237	\$836.60	2	2024	4,680	81
Duplex	\$2,390,000	540 S Gaylord Street	5	5	2,432	3,359	3,359	\$982.73	2	2023	3,118	31
House	\$2,595,000	451 S Franklin Street	5	5	2,709	3,771	3,811	\$957.92	2	1923	4,760	12
House	\$2,599,950	756 S High Street	5	5	3,324	4,724	5,006	\$782.18	2	2007	5,370	120
House	\$2,699,000	732 S Gaylord Street	5	4	2,838	4,304	4,304	\$951.02	2	2023	4,650	332
House	\$2,775,000	1178 S Ogden Street	4	5	3,263	4,549	4,708	\$850.44	2	2018	6,240	106
House	\$2,795,000	1409 S Lafayette Street	5	6	3,520	5,356	5,356	\$794.03	2	2024	6,250	24
House	\$2,795,000	1312 S Gaylord Street	4	5	3,242	3,974	4,568	\$862.12	3	1906	9,450	27
House	\$2,950,000	965 S Downing Street	5	5	3,396	5,054	5,142	\$868.67	2	2017	5,540	101

House	\$2,985,000	334 S Gaylord Street	4	5	3,040	4,257	4,387	\$981.91	2	1928	6,240	70
House	\$2,990,000	1374 S Vine Street	5	6	4,320	6,085	6,543	\$692.13	2	2023	6,098	277
House	\$2,995,000	800 S Franklin Street	3	2	2,359	2,359	2,359	\$1,269.61	2	1890	11,600	149
House	\$3,279,000	990 S High Street	4	5	2,780	4,136	4,136	\$1,179.50	2	2024	4,720	31
House	\$3,320,000	751 S Gaylord Street	6	5	3,543	5,300	5,300	\$937.06	2	2024	6,259	96
House	\$3,395,000	1102 S York Street	6	5	4,157	5,775	6,125	\$816.69	2	2015	6,300	27
House	\$3,495,000	382 S Race Street	5	7	3,473	5,123	5,123	\$1,006.33	2	2023	6,240	251
House	\$3,800,000	624 S York Street	5	6	4,016	5,717	5,717	\$946.22	2	2024	6,240	3
House	\$3,950,000	642 S Franklin Street	4	5	3,449	4,889	5,966	\$1,145.26	4	2008	6,534	75
House	\$4,245,000	1100 S Gilpin Street	6	6	4,046	5,674	5,842	\$1,049.18	2	2018	5,520	73
House	\$4,375,000	2045 E Alameda Avenue	4	6	4,863	6,013	6,623	\$899.65	3	1993	14,375	29
House	\$4,500,000	2111 E Alameda Avenue	6	6	4,627	6,414	6,613	\$972.55	2	1972	16,100	72
House	\$6,249,900	1805 E Cedar Avenue	3	5	3,203	5,003	5,210	\$1,951.26	3	1978	11,100	33
TOTAL ACTIVE = 94												