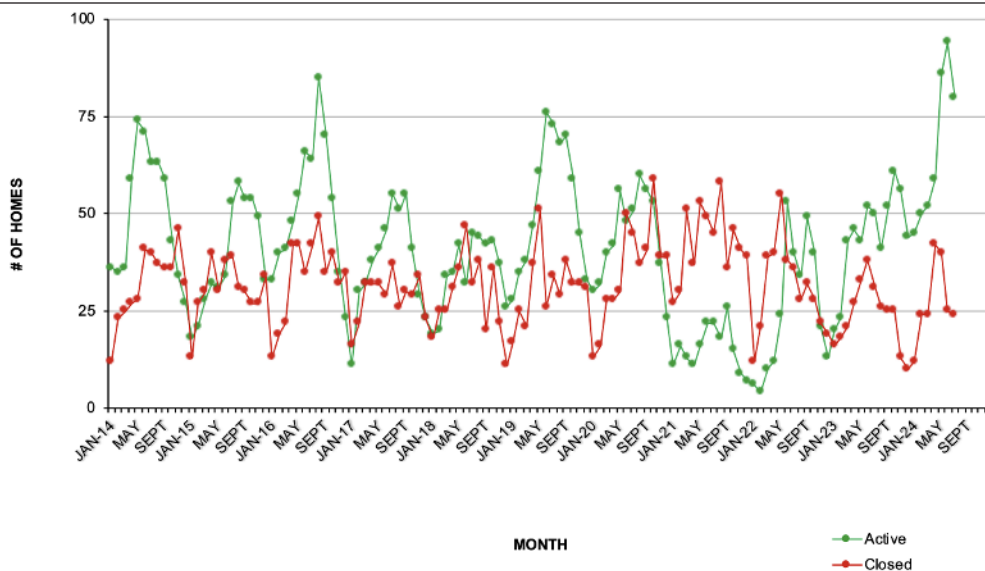
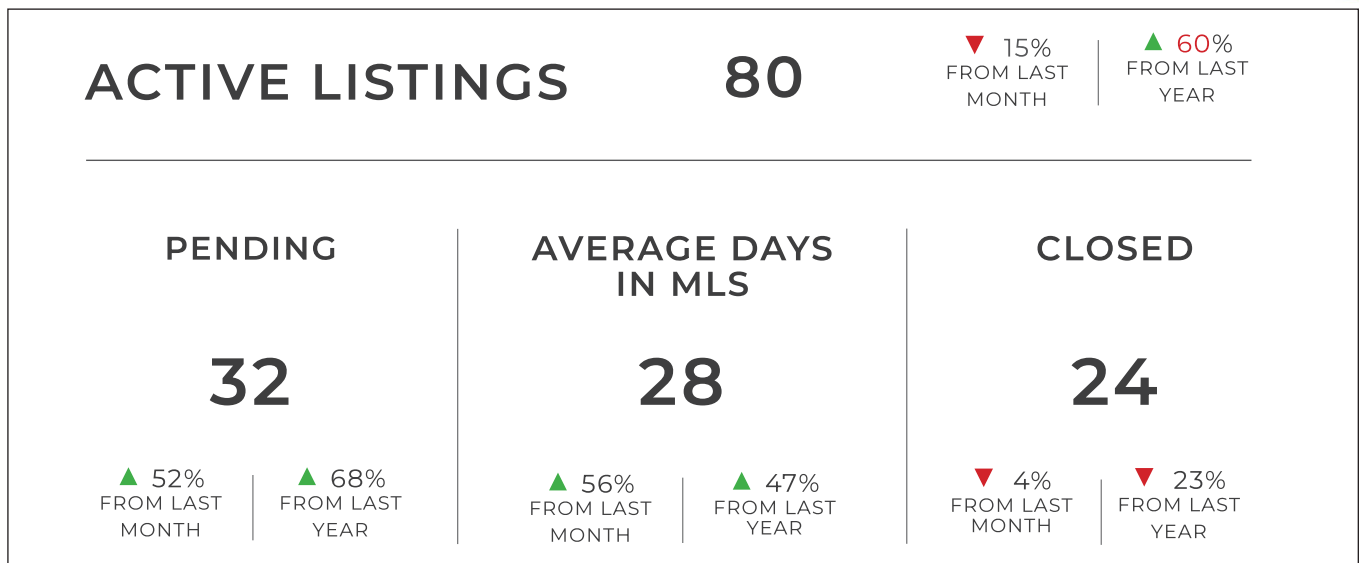


It Is Still A Good Market

The last time we saw this much inventory was July of 2017. The 24 sales we had in July of 2024 happened in an average of 28 days. Furthermore, 11 of those 24 sales sold at or above asking. In what I call a good market, homes sell within 30 days if they are well priced, show well and are well located. So, when I say it is a good market, I mean for the homes that meet those criteria. In other words, good pricing is very important in this market. Almost half of those who price their homes right are getting their full asking price or more in an average of 28 days. A homeowner cannot change their location, they can or will only change their condition as much as they think they can get their money back on. So, the best thing they can do to make sure they make the sold list is to price their home well.

It is not an exact science and pricing is not easy. It takes experience to get a home priced properly. If you are looking for a team with the experience to price your home correctly or to advise you on whether a home you want to purchase is priced properly, we have over 40 years of experience. Give us a call, we are here to help.

Bruce Bridge



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														
Triplex	\$500,000	214 E Maple Avenue	2	1	715	715	1,020	\$699.30	0	1900	871	12	7/8/24	\$500,000
House	\$550,000	230 E Ellsworth Avenue	3	2	1,670	1,670	1,970	\$347.60	0	1890	2,500	13	7/2/24	\$580,500
House	\$650,000	56 S Grant Street	2	2	1,509	1,509	1,905	\$407.55	0	1891	5,060	31	7/12/24	\$615,000
Duplex	\$625,000	648 S Sherman Street	2	2	761	1,045	1,060	\$841.00	0	1906	3,101	5	7/15/24	\$640,000
House	\$725,000	1334 S Corona Street	2	2	1,186	1,610	1,974	\$611.30	0		5,990	0	7/16/24	\$725,000
House	\$765,000	1086 S Pearl Street	3	2	1,344	1,344	2,016	\$520.83	1	1900	4,690	44	7/12/24	\$700,000
House	\$775,000	18 N Sherman Street	3	2	1,637	1,637	2,282	\$464.08	0	1901	3,060	61	7/26/24	\$759,700
Duplex	\$779,000	331 S Emerson Street	3	3	931	1,245	1,261	\$859.29	1	1910	2,244	1	7/10/24	\$800,000
House	\$915,000	714 S Clarkson Street	2	2	1,554	1,554	1,652	\$563.06	1	1890	3,170	111	7/31/24	\$875,000
Duplex	\$949,000	877 S Washington Street	3	3	1,974	2,632	2,632	\$455.93	2	2008	2,614	22	7/24/24	\$900,000
Duplex	\$975,000	180 S Emerson Street	4	2	2,275	2,275	2,632	\$403.52	0	1905	6,325	13	7/10/24	\$918,000
House	\$1,030,000	829 S Gaylord	3	2	1,056	1,812	2,112	\$975.38	2		5,210	0	7/17/24	\$1,030,000
House	\$1,125,000	127 S Pennsylvania Street	6	5	2,733	2,733	3,171	\$382.36	2	1895	3,750	26	7/25/24	\$1,045,000
House	\$1,149,500	454 S Washington Street	3	4	1,261	2,143	2,143	\$905.63	2	1905	4,356	2	7/3/24	\$1,142,000
House	\$1,198,000	331 S Gaylord Street	0	0	0	0	0		0	1939	7,001	25	7/15/24	\$1,198,000
House	\$1,249,000	576 S Ogden Street	3	2	1,279	2,558	2,558	\$980.45	1	1922	6,350	5	7/5/24	\$1,254,000
Townhouse	\$1,350,000	450 S Corona Street	5	4	1,934	2,818	2,864	\$682.52	2	2005	3,125	32	7/8/24	\$1,320,000
House	\$1,599,000	302 S Humboldt Street	5	4	2,410	3,502	3,602	\$592.12	3	1926	6,350	63	7/19/24	\$1,427,000
Duplex	\$2,349,000	510 S Gaylord Street	4	5	2,601	3,531	3,582	\$849.67	2	2023	3,150	32	7/12/24	\$2,210,000
House	\$2,495,000	1750 E Cedar Avenue	4	4	2,919	4,264	4,414	\$865.02	2	1978	6,098	1	7/9/24	\$2,525,000
House	\$2,990,000	945 S Race Street	5	6	2,941	4,329	4,350	\$960.56	2	2009	6,300	57	7/15/24	\$2,825,000
House	\$3,150,000	525 S Vine Street	5	5	3,610	5,425	5,514	\$872.58	2	2018	6,250	105	7/18/24	\$3,150,000
House	\$3,500,000	1190 S Race Street	6	5	3,624	5,079	5,440	\$1,007.17	2	2010	7,810	0	7/10/24	\$3,650,000
House	\$6,000,000	600 S Franklin Street	4	6	4,980	4,980	5,558	\$1,260.04	3	2017	6,810	5	7/31/24	\$6,275,000
TOTAL CLOSED = 24 AVG DAYS IN MLS = 28														

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												
Townhouse	\$340,000	39 N Clarkson Street A	2	1	520	520	520	\$653.85	0	1907	579	92
Townhouse	\$460,000	403 S Grant Street	1	1	619	619	619	\$743.13	0	1896		0
Townhouse	\$524,900	952 S Pearl Street 5	2	1	838	838	1,201	\$626.37	0	1924	1,468	29
Duplex	\$525,000	427 E Dakota Avenue	2	1	686	1,001	1,031	\$765.31	0	1910	1,225	5
House	\$745,000	440 S Grant Street	2	2	1,327	1,327	1,715	\$561.42	1	1894	3,049	7
House	\$799,900	1345 S Corona Street	3	2	864	1,342	1,342	\$925.81	1	1922	6,240	7
House	\$895,000	736 S Logan Street	3	2	1,810	1,810	1,870	\$494.48	0	1893	3,060	86
House	\$899,999	548 S Logan Street	3	3	1,686	1,686	2,088	\$533.81	3	1885	3,570	4
House	\$900,000	616 S Grant Street	3	2	1,437	1,437	1,879	\$626.30	2	1905	3,875	18
House	\$935,000	481 S Pennsylvania Street	3	2	1,472	1,472	2,208	\$635.19	2	1904	4,160	4
House	\$995,000	859 S University Boulevard	5	3	1,280	2,432	2,560	\$777.34	1	1927	6,250	261
House	\$999,000	280 S Marion Parkway	4	2	1,024	2,048	2,048	\$975.59	2	1954	4,680	8
House	\$999,000	482 S Corona Street	3	2	1,140	2,180	2,280	\$876.32	1	1915	3,960	33
Townhouse	\$1,075,000	340 E Exposition Avenue 4	3	4	1,511	2,033	2,033	\$711.45	2	2020		3
House	\$1,100,000	229 S Lafayette Street	3	3	1,296	2,144	2,244	\$848.77	0	1910	4,160	15
House	\$1,175,000	783 S Corona Street	3	3	1,239	2,292	2,478	\$948.35	2	1924	4,760	80
House	\$1,250,000	776 S Corona Street	3	2	1,208	2,213	2,266	\$1,034.77	2	1921	4,760	140
Duplex	\$1,295,000	447 S Downing Street	2	5	2,351	3,256	3,304	\$550.83	2	2013	3,175	78
House	\$1,325,000	1325 S York Street	3	2	1,939	2,189	2,512	\$683.34	2	1908	6,300	7
House	\$1,350,000	437 S Franklin Street	3	4	2,081	2,381	2,624	\$648.73	1	1928	4,760	1
House	\$1,500,000	50 N Pennsylvania Street	3	3	1,897	2,950	3,150	\$790.72	3	1999	4,792	11
House	\$1,590,000	1360 S Gaylord Street	4	4	1,993	2,735	2,843	\$797.79	2	1909	6,300	36
House	\$1,650,000	158 S Humboldt Street	5	3	2,394	3,342	3,392	\$689.22	2	1915	6,230	36
House	\$1,795,000	481 S Corona Street	4	4	2,325	3,264	3,465	\$772.04	2	1923	4,760	29
House	\$2,050,000	394 S Vine	4	3	2,208	3,570	3,570	\$928.44	3	1932	6,240	2
House	\$2,075,000	315 S York Street	5	4	3,265	4,865	5,127	\$635.53	2	1998	6,019	82
House	\$2,250,000	264 S Gilpin Street	6	5	2,803	3,906	4,237	\$802.71	2	2024	4,680	106
House	\$2,699,000	732 S Gaylord Street	5	4	2,838	4,304	4,304	\$951.02	2	2023	4,650	362
House	\$2,985,000	334 S Gaylord Street	4	5	3,040	4,257	4,387	\$981.91	2	1928	6,240	70
House	\$3,249,000	1102 S York Street	6	5	4,157	5,775	6,125	\$781.57	2	2015	6,300	41
House	\$3,390,000	650 S Vine Street	5	6	3,280	4,660	4,660	\$1,033.54	2	2024	4,680	5
House	\$4,375,000	2045 E Alameda Avenue	4	6	4,863	6,013	6,623	\$899.65	3	1993	14,375	38
TOTAL PENDING = 32												

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
ACTIVE												
Townhouse	\$299,000	710 E Alameda Avenue	1	1	498	498	648	\$600.40	0	1906	903	139
Triplex	\$349,900	104 E Maple Avenue	1	1	569	569	569	\$614.94	0	1956	1,399	2
House	\$375,000	523 S Pennsylvania Street	1	1	838	838	838	\$447.49	0	1903	1,277	62
Townhouse	\$429,900	415 S Grant Street	1	1	619	619	619	\$694.51	0	1896		24
Townhouse	\$445,000	805 S Logan Street	1	1	658	658	812	\$676.29	0	1903	1,801	22
Duplex	\$499,600	288 S Sherman Street	2	1	709	974	1,062	\$704.65	0	1906	1,817	15
House	\$525,000	20.5 S Sherman Street	1	2	850	850	850	\$617.65	0	1888	1,050	1
Townhouse	\$550,000	500 S Pennsylvania Street 520	2	2	812	812	812	\$677.34	1	1952		27
Townhouse	\$595,000	614 E Dakota Avenue	2	2	689	1,034	1,034	\$863.57	0	1900	1,176	21
Townhouse	\$655,000	471 S Emerson Street	2	1	839	1,210	1,678	\$780.69	1	1925	2,380	7
House	\$659,000	706 S Lincoln Street	2	1	886	1,603	1,772	\$743.79	1	1928	4,250	77
House	\$700,000	432 S Washington Street	4	2	1,891	1,891	2,272	\$370.17	2	1905	6,250	3
House	\$725,000	786 S Sherman Street	4	2	1,735	1,735	1,951	\$417.87	0	1902	4,690	75
House	\$750,000	169 S Ogden Street	2	1	859	1,073	1,264	\$873.11	2	1895	3,170	14
House	\$775,000	169 S Humboldt Street	2	2	869	1,434	1,738	\$891.83	0	1933	4,670	23
House	\$775,000	876 S Grant Street	3	2	1,356	1,356	1,714	\$571.53	2	1908	4,500	90
House	\$795,000	281 S Pearl Street	5	2	1,846	1,846	1,846	\$430.66	0	1896	4,356	33
House	\$795,000	582 S Pearl Street	2	1	1,447	1,447	1,685	\$549.41	0	1890	6,250	62
Duplex	\$839,000	173 S Pennsylvania Street	4	2	1,063	2,125	2,125	\$789.28	1	1929	3,125	76
House	\$849,000	835 S Pennsylvania Street	2	2	1,526	1,526	1,916	\$556.36	2	1906	4,760	52
Duplex	\$875,000	421 E Alameda Avenue	2	2	1,530	1,530	2,136	\$571.90	0	1909	2,178	80
House	\$899,000	471 S Grant Street	3	2	1,799	1,799	1,964	\$499.72	2	1894	2,970	42
House	\$899,000	611 E Bayaud Avenue	4	3	1,706	1,706	1,914	\$526.96	0	1891	2,976	77
Townhouse	\$899,000	315 S Pennsylvania Street	2	3	1,653	1,653	1,653	\$543.86	2	2019	1,235	161
House	\$920,000	433 S Logan Street	3	2	1,815	1,815	1,915	\$506.89	2	1891	4,340	75
House	\$925,000	1365 S University Boulevard	4	2	1,598	2,429	2,473	\$578.85	2	1939	4,870	97
House	\$950,000	169 S Pennsylvania Street	3	3	1,474	1,474	1,724	\$644.50	2	1890	3,125	6
House	\$998,000	17 N Corona Street	4	3	2,385	2,385	2,815	\$418.45	2	1907	4,762	8
House	\$1,050,000	747 S Logan Street	3	3	1,311	2,186	2,186	\$800.92	2	1903	3,800	91
House	\$1,100,000	569 S Sherman Street	3	3	1,521	1,821	2,240	\$723.21	3	1895	4,690	64
House	\$1,115,000	716 S Clarkson Street	3	3	1,859	2,059	2,259	\$599.78	2	1890	3,960	13
House	\$1,150,000	1112 E Bayaud Avenue	5	3	2,566	3,849	3,849	\$448.17	2	1906	6,534	35
House	\$1,199,000	1270 S Corona Street	4	2	1,574	2,530	2,580	\$761.75	2	1922	5,990	42
House	\$1,200,000	627 S Pennsylvania Street	5	3	1,569	2,587	2,587	\$764.82	1	1905	5,390	7
House	\$1,200,000	623 S Logan Street	3	3	2,293	2,869	2,869	\$523.33	2	1900	4,690	49
Duplex	\$1,200,000	1253 S Ogden Street	1	0	4,816	6,728	6,728	\$249.17	2	1923	6,230	78
House	\$1,225,000	355 S Williams Street	3	1	1,298	2,298	2,596	\$943.76	1	1912	6,240	14
Duplex	\$1,250,000	204 S Sherman Street	5	5	1,926	2,672	2,700	\$649.01	1	2024	4,527	7

Duplex	\$1,250,000	206 S Sherman Street	5	5	1,926	2,672	2,700	\$649.01	1	2024	4,527	13
House	\$1,350,000	1051 S Ogden Street	3	2	2,464	2,659	2,789	\$547.89	2	1949	4,750	33
House	\$1,358,000	140 S Marion street Parkway	3	3	1,005	2,010	2,010	\$1,351.24	2	1951	6,240	81
House	\$1,390,000	649 S Pearl Street	2	3	2,147	2,147	2,369	\$647.41	2	1890	6,250	5
House	\$1,430,000	800 S Sherman Street	6	4	2,134	3,192	3,292	\$670.10	2	1928	4,190	41
House	\$1,495,000	266 S Williams Street	3	2	2,315	2,610	3,251	\$645.79	1	1924	6,240	42
Duplex	\$1,499,000	1014 S Pennsylvania Street	5	5	2,527	3,520	3,520	\$593.19	2	2024	3,125	20
House	\$1,499,000	664 S Sherman Street	4	3	2,488	3,166	3,166	\$602.49	2	1905	4,356	92
House	\$1,499,999	522 S Pennsylvania Street	5	4	2,089	2,829	2,829	\$718.05	2	1927	4,690	44
House	\$1,550,000	1400 S Vine Street	4	3	1,971	3,087	3,146	\$786.40	2	1932	6,300	492
Duplex	\$1,725,000	357 S Ogden Street	4	5	2,541	3,446	3,446	\$678.87	2	2024	3,175	20
House	\$1,745,000	1281 S High Street	5	3	3,514	3,514	3,514	\$496.59	1	1918	6,098	97
House	\$1,765,000	469 S Ogden Street	4	4	2,447	3,658	3,658	\$721.29	2	2007	4,230	62
Duplex	\$1,775,000	812 S Ogden Street	4	5	2,541	3,520	3,520	\$698.54	2	2024	3,170	20
House	\$1,799,000	748 S Williams Street	4	4	2,572	3,120	3,149	\$699.46	2	1920	6,250	50
Duplex	\$1,800,000	701 S Corona Street	5	5	2,478	3,445	3,496	\$726.39	2	2018	3,190	138
Duplex	\$1,825,000	602 S Emerson Street	4	5	2,338	3,202	3,266	\$780.58	2	2023	3,176	111
Townhouse	\$1,850,000	35 S Ogden Street	4	4	2,458	3,245	3,286	\$752.64	2	2008		13
House	\$1,875,000	721 S Corona Street	3	4	2,184	3,317	3,416	\$858.52	2	1920	6,340	33
House	\$1,890,000	919 S Corona Street	5	4	2,419	3,291	3,466	\$781.31	2	1915	4,750	54
House	\$1,990,000	44 N Lincoln Street	6	5	2,944	3,562	3,631	\$675.95	1	1895	6,250	89
House	\$2,100,000	367 S Gilpin Street	4	6	3,470	4,685	4,778	\$605.19	3	1999	6,740	135
House	\$2,290,000	848 S Corona Street	6	6	3,272	4,513	4,513	\$699.88	2	1915	4,792	41
Duplex	\$2,290,000	540 S Gaylord Street	5	5	2,432	3,359	3,359	\$941.61	2	2023	3,118	62
House	\$2,300,000	801 S Downing Street	5	4	2,605	3,770	3,900	\$882.92	2	1999	4,376	5
House	\$2,395,000	534 S Gilpin Street	4	4	3,291	4,251	4,490	\$727.74	3	1921	6,240	6
House	\$2,499,950	756 S High Street	5	5	3,324	4,724	5,006	\$752.09	2	2007	5,370	151
House	\$2,595,000	451 S Franklin Street	5	5	2,709	3,771	3,811	\$957.92	2	1923	4,760	43
House	\$2,700,000	1178 S Ogden Street	4	5	3,263	4,549	4,708	\$827.46	2	2018	6,240	137
House	\$2,795,000	1409 S Lafayette Street	5	6	3,520	5,356	5,356	\$794.03	2	2024	6,250	55
House	\$2,795,000	1312 S Gaylord Street	4	5	3,242	3,974	4,568	\$862.12	3	1906	9,450	51
House	\$2,990,000	1374 S Vine Street	5	6	4,320	6,085	6,543	\$692.13	2	2023	6,098	308
House	\$2,995,000	800 S Franklin Street	3	2	2,359	2,359	2,359	\$1,269.61	2	1890	11,600	180
House	\$3,090,000	990 S High Street	4	5	2,780	4,136	4,136	\$1,111.51	2	2024	4,720	62
House	\$3,195,000	754 S York Street	5	5	3,734	5,607	5,607	\$855.65	3	2024	6,250	81
House	\$3,295,000	1047 S Race Street	4	6	3,598	5,529	5,848	\$915.79	2	2011	6,300	6
House	\$3,320,000	751 S Gaylord Street	6	5	3,543	5,300	5,300	\$937.06	2	2024	6,259	127
House	\$3,495,000	382 S Race Street	5	7	3,473	5,123	5,123	\$1,006.33	2	2023	6,240	282
House	\$3,525,000	624 S York Street	5	6	4,016	5,717	5,717	\$877.74	2	2024	6,240	34
House	\$3,950,000	642 S Franklin Street	4	5	3,449	4,889	5,966	\$1,145.26	4	2008	6,534	106
House	\$4,245,000	1100 S Gilpin Street	6	6	4,046	5,674	5,842	\$1,049.18	2	2018	5,520	104
House	\$4,500,000	2111 E Alameda Avenue	6	6	4,627	6,414	6,613	\$972.55	2	1972	16,100	103
TOTAL ACTIVE = 80												