

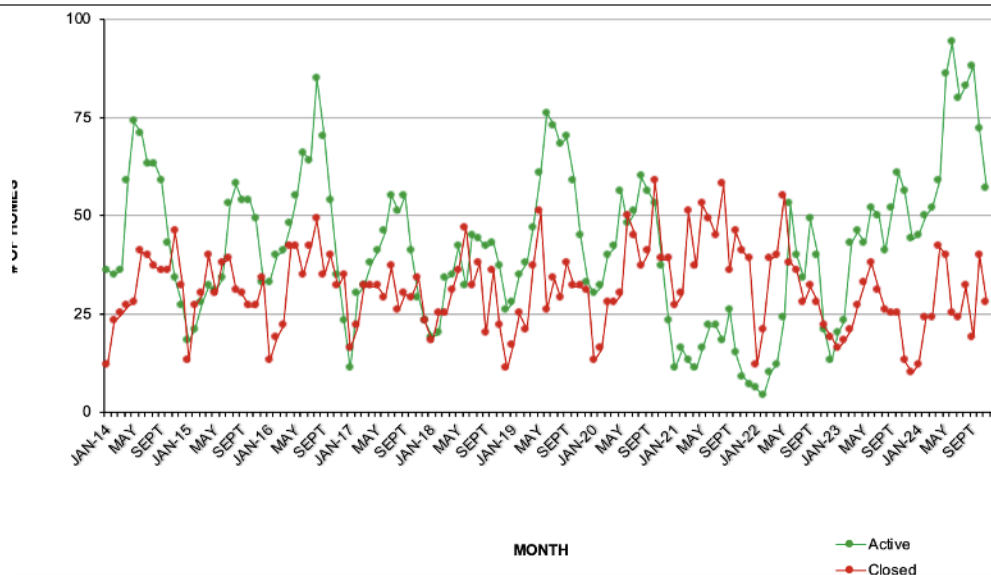
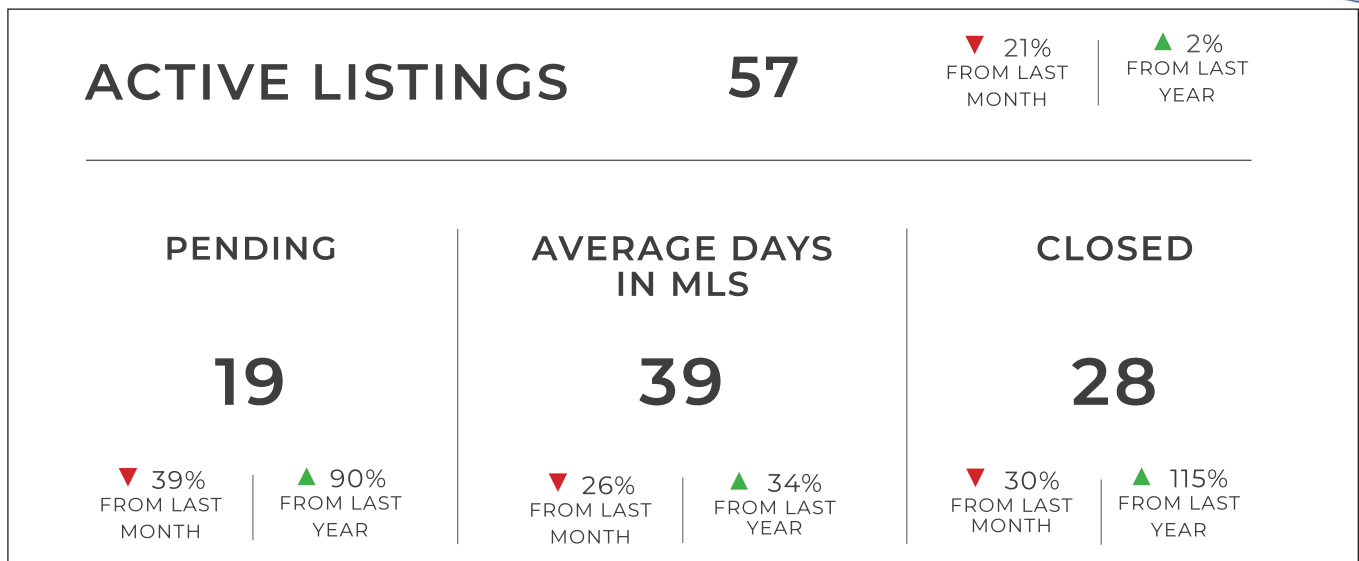
Contrary to Popular Belief. It's still a seller's Market

Yes, it is still a good market for selling in Washington Park. As you can see, we still only have a two month supply of inventory which is considered a Seller's Market. The number of closed and pending are better than they were a year ago. They are down from last month which is normal for this time of year due to the holidays.

The differences are more subtle and hard to see in the statistics. However, we are seeing them in our day to day practice of selling homes. This is particularly true in the area of Seller concessions. We have seen that in 39% of the sales, the Seller is giving the buyer a credit at closing so they can use those funds to get a lower interest rate. A quick check shows those credits vary from as little as \$1000 to as much as \$30,000. We also are being asked to make more repairs as a result of the buyer's inspection.

We have seen a slight drop in interest rates in the last few days. If this continues, I would expect to see a more robust Spring market. We shall see. If you are thinking of selling in the Spring, this is a good time to start planning for that move. Get in touch and we can help you prepare.

Erin Bridge



Based on information from REcolorado for the period of 11/1/2024 - 11/30/2024 as reported on 12/1/24, 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	% Close Price of Original List Price
CLOSED															
Townhouse	\$241,320	708 E Dakota Avenue	2	1	543	543	754	\$444.42	0	1904	756	0	11/19/24	\$241,320	100.0%
Townhouse	\$419,900	415 S Grant Street	1	1	619	619	619	\$670.44	0	1896	1,510	73	11/29/24	\$415,000	92.3%
House	\$700,000	260 S Logan Street	2	2	978	978	1,417	\$728.02	1	1904	4,162	37	11/15/24	\$712,000	101.7%
House	\$775,000	545 S Pearl Street	2	2	1,381	1,381	1,462	\$602.46	2	1900	4,690	2	11/22/24	\$832,000	107.4%
House	\$795,000	281 S Pearl Street	5	2	1,846	1,846	1,846	\$427.95	0	1896	4,356	111	11/13/24	\$790,000	99.4%
House	\$799,000	611 E Bayaud Avenue	4	3	1,706	1,914	1,914	\$480.66	0	1891	3,049	36	11/1/24	\$820,000	97.7%
House	\$830,000	1099 S Clarkson Street	4	2	2,321	2,321	2,575	\$370.96	6	1885	7,050	5	11/14/24	\$861,000	103.7%
House	\$875,000	616 S Grant Street	3	2	1,437	1,437	1,879	\$608.91	1	1905	3,875	76	11/1/24	\$875,000	97.2%
House	\$895,000	616 S Pearl Street	5	2	2,086	2,086	2,531	\$434.14	1	1899	4,690	31	11/15/24	\$905,616	92.9%
House	\$924,500	169 S Pennsylvania Street	3	3	1,474	1,474	1,724	\$627.20	2	1890	3,125	75	11/22/24	\$924,500	97.3%
House	\$1,074,500	375 S Corona Street	3	3	1,203	2,223	2,223	\$883.21	2	1912	4,760	78	11/25/24	\$1,062,500	96.6%
House	\$1,099,999	486 S Corona Street	3	3	1,156	1,860	2,153	\$951.56	2	1913	4,280	40	11/1/24	\$1,100,000	93.6%
House	\$1,100,000	595 S Vine Street	3	2	1,152	2,052	2,304	\$943.12	2	1927	4,680	1	11/8/24	\$1,086,480	98.8%
Duplex	\$1,150,000	322 S Ogden Street	3	4	1,787	2,618	2,662	\$614.72	2	2006	3,175	24	11/18/24	\$1,098,500	95.5%
Townhouse	\$1,175,000	124 S Washington Street	3	5	2,175	2,951	2,951	\$524.70	2	2017	2,378	42	11/25/24	\$1,141,215	97.1%
House	\$1,200,000	711 S High Street	5	2	1,234	2,428	2,468	\$911.67	2	1954	5,620	13	11/25/24	\$1,125,000	93.8%
House	\$1,325,000	416 S High Street	3	2	1,905	1,905	2,295	\$611.55	3	1894	6,098	21	11/1/24	\$1,165,000	83.2%
House	\$1,575,000	748 S Williams Street	4	4	2,572	3,120	3,149	\$622.08	2	1920	6,250	119	11/8/24	\$1,600,000	83.1%
House	\$1,690,000	611 S Washington Street	4	4	2,085	3,136	3,136	\$788.97	2	2014	4,690	48	11/22/24	\$1,645,000	95.4%
Duplex	\$1,695,000	359 S Ogden Street	4	5	2,607	3,537	3,608	\$648.25	2	2024	3,175	14	11/4/24	\$1,690,000	99.7%
House	\$1,725,000	469 S Ogden Street	4	4	2,447	3,597	3,658	\$690.64	2	2007	4,230	19	11/22/24	\$1,690,000	98.0%
Duplex	\$1,799,000	1135 E Virginia Avenue	4	5	2,373	3,412	3,412	\$758.11	2	2023	2,633	17	11/4/24	\$1,799,000	100.0%
House	\$2,000,000	626 S Race Street	5	4	2,338	3,325	3,435	\$855.43	2	1930	4,680	4	11/21/24	\$2,000,000	100.0%
Duplex	\$2,200,000	540 S Gaylord Street	5	5	2,432	3,359	3,359	\$861.43	2	2023	3,118	52	11/15/24	\$2,095,000	93.1%
House	\$2,400,000	624 S York Street	5	6	4,016	5,717	5,717	\$747.01	2	2024	6,240	115	11/21/24	\$3,000,000	78.9%
House	\$2,500,000	456 S Vine Street	5	5	2,802	4,202	4,260	\$888.65	2	2019	4,680	28	11/15/24	\$2,490,000	99.6%
House	\$2,599,000	732 S Gaylord Street	5	4	2,838	4,304	4,304	\$915.79	2	2024	4,650	3	11/20/24	\$2,599,000	100.0%
House	\$3,810,000	751 S York Street	5	5	3,556	5,422	5,422	\$1,040.49	2	2024	6,250	0	11/22/24	\$3,700,000	97.1%
TOTAL CLOSED = 28 AVG DAYS IN MLS = 39 AVG % OF ORIGINAL LIST PRICE = 96.2%															

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	\$360,000	211 E Exposition Avenue	1	1	499	643	643	\$721.44	0	1908	648	80
House	\$599,000	327 S Sherman Street	3	2	1,626	1,626	2,394	\$368.39	1	1907	4,000	2
House	\$700,000	1080 S Clarkson Street	2	2	1,095	1,095	1,628	\$639.27	3	1901	4,750	6
House	\$775,000	67 N Grant Street	3	2	1,708	1,708	2,442	\$453.75	2	1886	3,450	2
House	\$825,000	835 S Pennsylvania Street	2	2	1,526	1,526	1,916	\$540.63	2	1906	4,760	145
House	\$870,000	627 S Pennsylvania Street	3	3	1,556	2,361	2,523	\$559.13	1	1905	5,390	4
House	\$995,000	716 S Clarkson Street	3	3	1,859	2,059	2,259	\$535.23	2	1890	3,960	111
House	\$999,000	862 S Gaylord Street	2	1	710	710	710	\$1,407.04	2	1934	6,240	11
House	\$999,000	1112 E Bayaud Avenue	5	3	2,566	3,849	3,849	\$389.32	2	1906	6,534	145
Duplex	\$1,100,000	206 S Sherman Street	4	5	1,926	2,672	2,700	\$571.13	1	2024	4,527	119
House	\$1,275,000	665 S Gilpin Street	3	2	1,250	2,050	2,500	\$1,020.00	3	1939	5,060	36
House	\$1,390,000	436 S Gilpin Street	3	2	1,039	1,995	2,044	\$1,337.82	3	1940	4,990	5
House	\$1,395,000	980 S Pennsylvania Street	3	3	2,925	3,485	3,693	\$476.92	2	1905	4,687	10
House	\$1,595,000	1095 S Downing Street	4	3	2,077	3,227	3,355	\$767.93	2	1939	6,340	29
House	\$1,849,000	801 S Downing Street	5	4	2,605	3,770	3,900	\$709.79	2	1999	4,376	111
House	\$2,350,000	870 S Race Street	4	5	2,937	4,180	4,432	\$800.14	2	2008	4,680	11
House	\$2,350,000	451 S Franklin Street	5	5	2,709	3,771	3,811	\$867.48	2	1923	4,760	15
House	\$3,450,000	1281 S York Street	5	8	3,898	5,479	5,536	\$885.07	2	2024	6,300	103
House	\$3,495,000	605 S Gilpin Street	6	7	3,530	5,172	5,445	\$990.08	2	2006	6,810	21
TOTAL PENDING = 19												

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ACTIVE												
Duplex	\$418,500	288 S Sherman Street	2	1	709	974	1,062	\$590.27	0	1906	1,817	137
Townhouse	\$419,000	407 S Grant Street	1	1	619	619	619	\$676.90	0	1896	1,589	66
Duplex	\$530,000	493 S Lincoln Street	2	1	873	873	1,177	\$607.10	0	1907	2,588	52
Duplex	\$535,000	282 S Pearl Street	2	1	770	971	1,064	\$694.81	1	1910	2,202	45
Townhouse	\$649,000	249 S Lincoln Street	4	2	1,378	1,649	1,663	\$470.97	1	1906	2,104	69
Townhouse	\$695,000	38 N Lincoln Street	3	3	1,849	1,849	2,137	\$375.88	3	1890	3,120	31
House	\$699,000	175 S Emerson Street	4	2	736	1,472	1,472	\$949.73	2	1923	4,230	105
House	\$703,000	146 S Logan Street	2	2	1,319	1,319	1,319	\$532.98	0	1981	3,125	113
House	\$725,000	408 E 1st Avenue	3	2	1,498	1,498	1,809	\$483.98	0	1890	2,014	30
House	\$725,000	776 S Sherman Street	2	2	1,156	1,156	1,500	\$627.16	2	1921	4,690	33
House	\$725,000	786 S Sherman Street	4	2	1,735	1,735	1,951	\$417.87	0	1902	4,690	186
House	\$739,900	638 S Lincoln Street	4	2	1,425	1,425	1,569	\$519.23	1	1903	4,687	23
House	\$749,900	825 S Grant Street	2	1	815	815	815	\$920.12	1	1895	3,049	97
House	\$749,900	730 E Alameda Avenue	4	2	775	1,160	1,550	\$967.61	1	1930	2,780	114
House	\$750,000	334 S Lincoln Street	3	2	1,019	1,298	1,479	\$736.02	2	1897	4,500	52
House	\$750,000	437 S Pearl Street	2	2	1,307	1,307	2,092	\$573.83	2	1900	3,120	81
House	\$750,000	876 S Grant Street	3	2	1,356	1,356	1,714	\$553.10	2	1908	4,500	205
Townhouse	\$799,000	948 S Pearl Street 102	3	3	1,614	1,614	1,614	\$495.04	1	2008	848	72
House	\$825,000	5 S Logan Street	3	3	1,524	1,524	1,840	\$541.34	2	1900	2,750	70
House	\$879,900	1288 S Emerson Street	3	2	1,050	2,000	2,100	\$838.00	0	1924	4,680	73
House	\$899,000	754 S Ogden Street	2	1	1,082	1,082	1,082	\$830.87	0	1948	6,340	16
House	\$950,000	595 S Gaylord Street	4	2	1,080	1,835	2,030	\$879.63	0	1949	3,670	64
House	\$950,000	212 S Sherman Street	3	2	1,584	1,584	1,834	\$599.75	1	1891	3,862	99
Duplex	\$1,075,000	1253 S Ogden Street	1	0	4,816	6,728	6,728	\$223.21	2	1923	6,230	200
Duplex	\$1,100,000	204 S Sherman Street	4	5	1,926	2,672	2,700	\$571.13	1	2024	4,527	87
House	\$1,199,000	1337 S University Boulevard	4	3	1,305	2,204	2,204	\$918.68	2	1910	6,500	71
House	\$1,200,000	125 S Sherman Street	3	3	3,074	4,465	4,538	\$390.37	0	1896	6,069	46
House	\$1,255,000	1640 E Virginia Avenue	3	2	942	1,781	1,832	\$1,332.27	1	1931	3,610	30
House	\$1,275,000	1253 S Race Street	3	2	1,222	2,042	2,068	\$1,043.37	2	1917	4,662	17
House	\$1,295,000	291 S Franklin Street	4	4	2,134	2,134	2,134	\$606.84	2	2018	4,710	45
House	\$1,350,000	664 S Sherman Street	4	3	2,488	3,166	3,166	\$542.60	2	1905	4,356	17
House	\$1,400,000	266 S Williams Street	3	2	2,315	2,610	3,251	\$604.75	1	1924	6,240	60
House	\$1,575,000	345 S Ogden Street	4	4	2,273	2,955	3,225	\$692.92	2	1909	4,760	24
Duplex	\$1,695,000	357 S Ogden Street	4	5	2,607	3,537	3,608	\$650.17	2	2024	3,175	2
House	\$1,725,000	1281 S High Street	5	3	2,117	3,514	3,514	\$814.83	1	1918	6,098	219

Duplex	\$1,775,000	701 S Corona Street	5	5	2,478	3,445	3,496	\$716.30	2	2018	3,190	260
Townhouse	\$1,850,000	35 S Ogden Street	4	4	2,458	3,245	3,286	\$752.64	2	2008	1,934	135
House	\$1,895,000	375 S University Boulevard	4	4	3,752	3,752	5,060	\$505.06	1	1952	9,370	60
House	\$1,900,000	367 S Gilpin Street	4	6	3,470	4,685	4,778	\$547.55	3	1999	6,740	257
House	\$1,949,000	44 N Lincoln Street	6	5	2,944	3,562	3,631	\$662.02	1	1895	6,250	206
House	\$2,225,000	834 S York Street	4	5	3,051	3,989	4,062	\$729.27	2	2011	6,250	65
House	\$2,299,000	863 S Race Street	4	5	2,798	4,098	4,098	\$821.66	2	2020	4,690	57
House	\$2,325,000	667 S Downing Street	4	4	2,653	3,577	3,673	\$876.37	2	1922	6,350	46
House	\$2,699,000	1175 S Corona Street	4	5	3,566	5,000	5,066	\$756.87	2	2011	6,098	109
House	\$2,800,000	965 S Downing Street	5	5	3,396	5,054	5,142	\$824.50	2	2017	5,540	72
Duplex	\$2,895,000	400 S Vine Street	4	5	2,457	3,537	3,637	\$1,178.27	2	2024	4,588	10
House	\$2,990,000	1374 S Vine Street	5	6	4,320	6,085	6,543	\$692.13	2	2023	6,098	430
House	\$3,195,000	639 S Williams Street	4	5	3,054	4,486	4,586	\$1,046.17	2	2014	4,680	67
House	\$3,595,000	1350 S Vine Street	5	5	3,322	4,870	4,870	\$1,082.18	2	2024	8,500	31
House	\$3,700,000	646 S High Street	6	5	3,746	5,532	5,632	\$987.72	2	2024	6,240	45
House	\$3,795,000	1100 S Gilpin Street	6	6	4,046	5,647	5,842	\$937.96	2	2018	5,663	122
House	\$3,850,000	1100 S Franklin Street	5	6	3,575	5,575	5,603	\$1,076.92	2	1911	7,870	31
House	\$4,299,000	2111 E Alameda Avenue	6	6	4,627	6,414	6,613	\$929.11	2	1972	16,100	224
House	\$4,300,000	1353 S Gaylord Street	6	6	4,434	5,623	5,703	\$969.78	2	2024	6,300	33
House	\$4,500,000	428 S Williams Street	6	7	4,089	6,137	6,137	\$1,100.51	2	2024	6,240	67
House	\$5,250,000	1805 E Cedar Avenue	3	5	3,203	5,210	5,210	\$1,639.09	3	1978	11,100	97
House	\$6,700,000	580 S Franklin Street	5	6	4,663	6,380	6,380	\$1,436.84	2	2024	6,550	75
TOTAL ACTIVE = 57												