



THE BRIDGE TEAM
CONNECTING HOMES AND DREAMS

WASHINGTON PARK MARKET STATISTICS

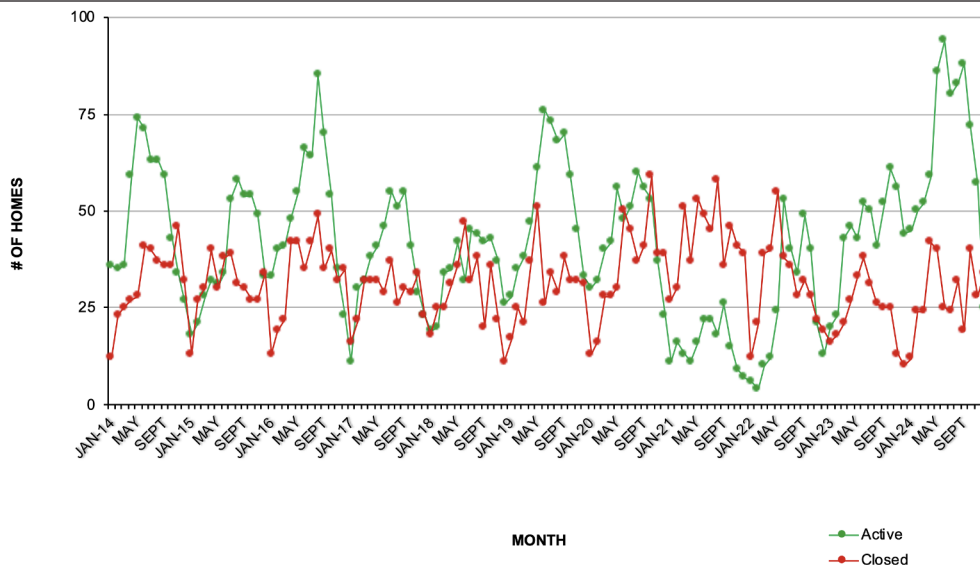
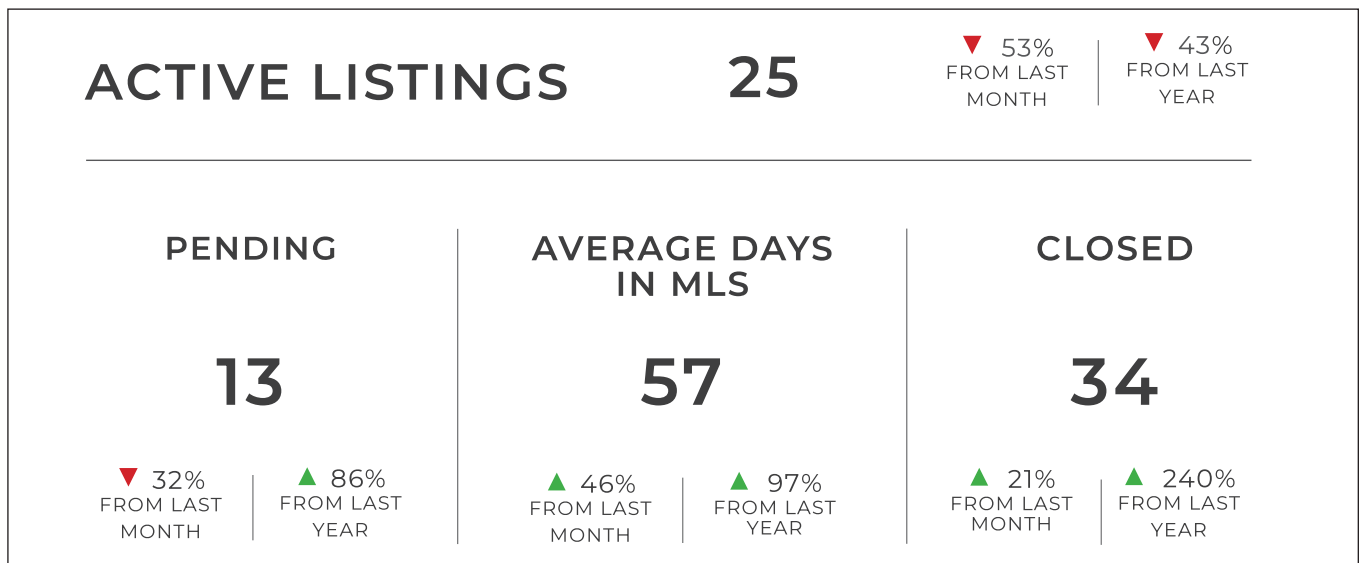
DECEMBER REVIEW 2024

Rate Drops Are Meaningful...

We had a better December in 2024 than in 2023. I attribute part of that to a small drop in rates in the Fall that might have gotten some buyers motivated. Whatever it was, we will take it.

One of the significant data points here is the increase in marketing time to an average of 57 days. That has been a shock to Sellers and resulted in a drop in the average percentage of asking that sellers are getting to 96.4% of the asking price. At Re/Max of Cherry Creek, we got an average of 100% of asking on our listings in 2024. So, if you are thinking of Selling and getting the most amount of money for your house is important, please give us a call.

Bruce Bridge



Based on information from REcolorado for the period of 12/1/2024 - 12/31/2024 as reported on 1/1/25, 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	\$360,000	211 E Exposition Avenue	1	1	499	643	643	\$701.44	0	1908	648	80	12/20/24	\$350,000	92.1%
Townhouse	\$419,000	407 S Grant Street	1	1	619	619	619	\$691.40	0	1896		73	12/26/24	\$428,000	97.5%
Duplex	\$535,000	282 S Pearl Street	2	1	770	971	1,064	\$662.34	1	1910	2,202	52	12/31/24	\$510,000	92.7%
House	\$599,000	327 S Sherman Street	3	2	1,626	1,626	2,394	\$365.59	1	1907	4,000	2	12/2/24	\$594,444	99.2%
House	\$675,000	1015 S Pennsylvania Street	2	1	936	936	1,282	\$702.99	2	1910	3,960	12	12/9/24	\$658,000	97.5%
Townhouse	\$695,000	38 N Lincoln Street	3	3	1,849	1,849	2,137	\$374.53	3	1890	3,120	38	12/31/24	\$692,500	99.6%
Townhouse	\$699,000	19 N Ogden Street	3	4	2,278	2,693	2,693	\$306.85	2	1980	840	6	12/23/24	\$699,000	100.0%
House	\$700,000	64 S Washington Street	2	1	1,468	1,468	1,721	\$483.65	2	1905	4,168	32	12/2/24	\$710,000	101.4%
House	\$700,000	1080 S Clarkson Street	2	2	1,095	1,095	1,628	\$657.53	3	1901	4,750	6	12/2/24	\$720,000	102.9%
House	\$750,000	548 S Pennsylvania Street	3	1	1,456	1,656	2,272	\$501.37	0	1906	4,170	77	12/12/24	\$730,000	93.0%
House	\$750,000	876 S Grant Street	3	2	1,356	1,356	1,714	\$542.04	2	1908	4,500	205	12/23/24	\$735,000	91.9%
House	\$775,000	67 N Grant Street	3	2	1,708	1,708	2,442	\$471.31	2	1886	3,450	2	12/13/24	\$805,000	103.9%
Townhouse	\$785,000	15 S Ogden Street	2	3	1,411	1,411	1,411	\$546.51	1	2018	831	11	12/16/24	\$771,125	98.2%
House	\$825,000	835 S Pennsylvania Street	2	2	1,526	1,526	1,916	\$526.87	2	1906	4,760	145	12/2/24	\$804,000	81.3%
House	\$850,000	817 S Clarkson Street	3	2	1,260	1,410	1,410	\$710.32	1	1906	4,300	4	12/2/24	\$895,000	105.3%
House	\$870,000	627 S Pennsylvania Street	3	3	1,556	2,361	2,523	\$571.98	1	1905	5,390	4	12/2/24	\$890,000	102.3%
House	\$999,000	862 S Gaylord Street	2	1	710	710	710	\$2,254.93	2	1934	6,240	11	12/9/24	\$1,601,000	160.3%
House	\$1,100,000	501 S Ogden Street	4	3	1,200	2,141	2,190	\$888.33	1	1924	3,485	41	12/3/24	\$1,066,000	92.8%
House	\$1,149,000	1337 S University Boulevard	4	3	1,305	2,204	2,204	\$871.43	2	1910	6,500	80	12/31/24	\$1,137,340	94.9%
House	\$1,200,000	125 S Sherman Street	3	3	3,074	4,465	4,538	\$341.57	0	1896	6,069	64	12/30/24	\$1,050,000	80.8%
House	\$1,390,000	436 S Gilpin Street	3	2	1,039	1,995	2,044	\$1,308.95	3	1940	4,990	5	12/2/24	\$1,360,000	97.8%
House	\$1,395,000	980 S Pennsylvania Street	3	3	2,925	3,485	3,693	\$461.54	2	1905	4,687	10	12/4/24	\$1,350,000	96.8%
Duplex	\$1,775,000	701 S Corona Street	5	5	2,478	3,445	3,496	\$686.04	2	2018	3,190	266	12/23/24	\$1,700,000	94.4%
House	\$1,799,000	956 S Ogden Street	4	4	2,202	3,308	3,308	\$816.98	2	1911	4,750	7	12/6/24	\$1,799,000	100.0%
House	\$1,849,000	801 S Downing Street	5	4	2,605	3,770	3,900	\$671.79	2	1999	4,376	111	12/9/24	\$1,750,000	76.1%
House	\$2,100,000	255 S High Street	3	4	3,802	5,302	5,385	\$519.46	2	1981	7,370	84	12/6/24	\$1,975,000	94.0%
House	\$2,100,000	745 S York Street	5	4	2,447	3,473	3,587	\$858.19	2	1926	4,690	0	12/6/24	\$2,100,000	100.0%
House	\$2,225,000	834 S York Street	4	5	3,051	3,989	4,062	\$671.91	2	2011	6,250	64	12/30/24	\$2,050,000	85.4%
House	\$2,299,000	205 S Lafayette Street	5	6	3,013	4,129	4,278	\$725.19	2	2018	4,160	70	12/27/24	\$2,185,000	91.4%
House	\$2,350,000	451 S Franklin Street	5	5	2,709	3,771	3,811	\$867.48	2	1923	4,760	15	12/4/24	\$2,350,000	100.0%
House	\$3,168,000	751 S Gaylord Street	6	5	3,543	5,300	5,300	\$839.68	2	2024	6,259	203	12/18/24	\$2,975,000	80.4%
House	\$3,450,000	1281 S York Street	5	8	3,898	5,479	5,536	\$846.59	2	2024	6,300	103	12/11/24	\$3,300,000	85.7%
House	\$3,495,000	605 S Gilpin Street	6	7	3,530	5,172	5,445	\$927.76	2	2006	6,810	21	12/6/24	\$3,275,000	93.7%
House	\$3,700,000	646 S High Street	6	5	3,746	5,532	5,632	\$934.33	2	2024	6,240	46	12/27/24	\$3,500,000	94.6%
TOTAL CLOSED = 34 AVG. DAYS IN MLS = 57 AVG. % OF ORIG. LIST PRICE = 96.4%															

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PENDING												
House	\$725,000	776 S Sherman Street	2	2	1,156	1,156	1,500	\$627.16	2	1921	4,690	41
House	\$799,000	5 S Logan Street	3	3	1,524	1,524	1,840	\$524.28	2	1900	2,750	88
Townhouse	\$799,000	948 S Pearl Street 102	3	3	1,614	1,614	1,614	\$495.04	1	2008	848	83
House	\$899,000	754 S Ogden Street	2	1	1,082	1,082	1,082	\$830.87	0	1948	6,340	33
House	\$950,000	595 S Gaylord Street	4	2	1,080	1,835	2,030	\$879.63	0	1949	3,670	82
House	\$1,149,000	1452 S Vine Street	3	3	1,020	2,040	2,040	\$1,126.47	2	1929	5,290	2
House	\$1,249,000	785 S Ogden Street	4	3	1,062	2,124	2,124	\$1,176.08	2	1924	4,690	2
House	\$1,265,000	649 S Pearl Street	3	3	2,342	2,342	2,591	\$540.14	2	1890	6,250	15
House	\$1,400,000	266 S Williams Street	3	2	2,315	2,610	3,251	\$604.75	1	1924	6,240	69
House	\$1,435,000	507 S Emerson Street	4	3	1,716	2,716	2,716	\$836.25	3	1908	4,230	16
House	\$1,575,000	345 S Ogden Street	4	4	2,273	2,955	3,225	\$692.92	2	1909	4,760	47
House	\$1,700,000	757 S Vine Street	3	2	2,491	2,884	2,884	\$682.46	2	1929	6,240	14
House	\$5,250,000	1805 E Cedar Avenue	3	5	3,203	5,210	5,210	\$1,639.09	3	1978	11,100	101
TOTAL PENDING = 13												

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ACTIVE												
Triplex	\$359,900	102 E Maple Avenue	1	1	569	569	569	\$632.51	0	1956	1,399	28
House	\$693,000	146 S Logan Street	2	2	1,319	1,319	1,319	\$525.40	0	1981	3,125	144
House	\$725,000	408 E 1st Avenue	3	2	1,498	1,498	1,809	\$483.98	0	1890	2,014	61
House	\$739,900	638 S Lincoln Street	4	2	1,425	1,425	1,569	\$519.23	1	1903	4,687	54
House	\$744,900	730 E Alameda Avenue	4	2	775	1,160	1,550	\$961.16	1	1930	2,780	145
House	\$749,900	825 S Grant Street	2	1	815	815	815	\$920.12	1	1895	3,049	128
House	\$849,000	56 S Grant Street	3	2	1,509	1,509	1,905	\$562.62	0	1891	5,060	13
Duplex	\$999,500	1253 S Ogden Street	4	2	1,651	2,151	2,151	\$605.00	2	1923	6,230	231
Duplex	\$1,100,000	204 S Sherman Street	4	5	1,926	2,672	2,700	\$571.13	1	2024	4,527	118
House	\$1,170,000	931 S York Street	3	2	1,135	2,135	2,270	\$1,030.84	2	1921	4,720	26
Duplex	\$1,695,000	357 S Ogden Street	4	5	2,607	3,537	3,608	\$650.17	2	2024	3,175	33
House	\$1,725,000	1281 S High Street	5	3	2,117	3,514	3,514	\$814.83	1	1918	6,098	250
Townhouse	\$1,825,000	35 S Ogden Street	4	4	2,458	3,245	3,286	\$742.47	2	2008		166
House	\$1,900,000	367 S Gilpin Street	4	6	3,470	4,685	4,778	\$547.55	3	1999	6,740	288
House	\$2,299,000	863 S Race Street	4	5	2,798	4,098	4,098	\$821.66	2	2020	4,690	88
House	\$2,325,000	667 S Downing Street	4	4	2,653	3,577	3,673	\$876.37	2	1922	6,350	77
House	\$2,800,000	965 S Downing Street	5	5	3,396	5,054	5,142	\$824.50	2	2017	5,540	103
Duplex	\$2,895,000	400 S Vine Street	4	5	2,457	3,537	3,637	\$1,178.27	2	2024	4,588	41
House	\$2,950,000	357 S Franklin Street	6	5	3,236	4,603	4,603	\$911.62	2	2024	4,792	19
House	\$2,990,000	1374 S Vine Street	5	6	4,320	6,085	6,543	\$692.13	2	2023	6,098	461
House	\$3,595,000	1350 S Vine Street	5	5	3,322	4,870	4,870	\$1,082.18	2	2024	8,500	62
House	\$3,999,000	457 S Vine Street	5	7	3,968	5,851	5,851	\$1,007.81	2	2024	6,240	27
House	\$4,300,000	1353 S Gaylord Street	6	6	4,434	5,623	5,703	\$969.78	2	2024	6,300	64
House	\$4,500,000	428 S Williams Street	6	7	4,089	6,137	6,137	\$1,100.51	2	2024	6,240	98
House	\$6,700,000	580 S Franklin Street	5	6	4,663	6,380	6,380	\$1,436.84	2	2024	6,550	106
TOTAL ACTIVE = 25												