

# October 2020

# The Latest News From Jeffrey and Wade



## 3rd Quarter 2020 Housing Stats

On Page 2, find the average home prices for each category. This information was derived from the Metro Area's MLS (Metrolist) and is believed to be true but not guaranteed. We have listed the number of homes sold for each county, the asking price, the sold price, the difference, the number of bedrooms and baths, the square footage of the home above ground, the total square footage, the year built, and days on the market. On page 2 find the Average Price Sold for each county per month in the Third Quarter of 2020. Looking at the stats on Page two you will notice that the average price in September for the 7 counties dropped slightly from \$605,696 in August to \$602,515 in September. The average price for the quarter was \$602,883 which was up from \$540,678 in the 3rd Quarter of 2019. As you can see Covid-19 has not effected the number of homes being sold. In 3rd Quarter 2019 we had a total of 11,380 Single Family Homes Sold. In 3rd Quarter 2020 we are up by 2,505 homes sold to a total of 13,885. Below you will also see the average prices for both condos and townhomes in 3rd Quarter 2020. If you have any questions regarding this information please reach out to either Wade or Jeffrey.

### Condos

3rd Quarter	# Sold	List Price	Sold Price	Difference	Beds	Baths	Above SF	Total SF	Year Built	DOM
Adams	294	\$ 270,083	\$ 270,237	\$ 154	2	2	1,219	1,308	1996	20
Arapahoe	695	\$ 272,844	\$ 270,088	\$ (2,756)	2	2	1,114	1,203	1989	23
Boulder	173	\$ 394,198	\$ 389,413	\$ (4,785)	2	2	1,035	1,147	1990	30
Broomfield	29	\$ 327,855	\$ 325,859	\$ (1,996)	2	2	1,185	1,364	1999	20
Denver	940	\$ 386,958	\$ 381,742	\$ (5,216)	2	2	1,054	1,427	1976	33
Douglas	218	\$ 333,353	\$ 332,238	\$ (1,115)	2	2	1,272	1,351	2004	22
Jefferson	483	\$ 287,338	\$ 287,304	\$ (34)	2	2	1,074	1,190	1987	18
<b>7 Counties</b>	<b>2832</b>	<b>\$ 325,541</b>	<b>\$ 322,744</b>	<b>\$ (2,797)</b>	<b>2</b>	<b>2</b>	<b>1,107</b>	<b>1,296</b>	<b>1986</b>	<b>26</b>

### Townhomes

3rd Quarter	# Sold	List Price	Sold Price	Difference	Beds	Baths	Above SF	Total SF	Year Built	DOM
Adams	58	\$ 334,000	\$ 335,776	\$ 1,776	3	3	1,380	1,669	2001	14
Arapahoe	94	\$ 343,838	\$ 343,837	\$ (1)	3	3	1,382	1,758	1991	30
Boulder	30	\$ 511,441	\$ 508,614	\$ (2,827)	3	3	1,562	1,885	2002	29
Broomfield	3	\$ 372,333	\$ 373,333	\$ 1,000	2	3	1,180	1,770	2005	10
Denver	183	\$ 499,501	\$ 497,157	\$ (2,344)	3	3	1,428	1,617	1998	23
Douglas	34	\$ 364,233	\$ 364,335	\$ 102	3	3	1,511	1,918	1995	16
Jefferson	128	\$ 352,785	\$ 355,873	\$ 3,088	3	3	1,282	1,624	1988	13
<b>7 Counties</b>	<b>530</b>	<b>\$ 409,626</b>	<b>\$ 409,609</b>	<b>\$ (17)</b>	<b>3</b>	<b>3</b>	<b>1,391</b>	<b>1,685</b>	<b>1995</b>	<b>21</b>



## Home Gnome Realty

Wade Renquist & Jeffrey Jacobson  
Team Jeff & Wade's Number:

**303-775-7466**

Wade's Cell 702-205-3603

[wade.renquist@HomeGnomeHomes.com](mailto:wade.renquist@HomeGnomeHomes.com)

Jeffrey's Cell 702-300-1440

[jeff.jacobson@HomeGnomeHomes.com](mailto:jeff.jacobson@HomeGnomeHomes.com)

"Still Your House Hubby Too"



<i>Jul-20</i>	<i># Sold</i>	<i>List Price</i>	<i>Sold Price</i>	<i>Difference</i>	<i>Beds</i>	<i>Baths</i>	<i>Above SF</i>	<i>Total SF</i>	<i>Year Built</i>	<i>DOM</i>
Adams	770	\$ 443,851	\$ 445,817	\$ 1,966	4	3	1,820	2,665	1991	19
Arapahoe	1013	\$ 586,223	\$ 582,844	\$ (3,379)	4	3	2,052	3,005	1986	21
Boulder	329	\$ 787,262	\$ 776,271	\$ (10,991)	4	3	2,216	3,203	1986	31
Broomfield	136	\$ 578,899	\$ 580,442	\$ 1,543	4	3	2,093	3,055	1997	21
Denver	928	\$ 667,354	\$ 671,935	\$ 4,581	4	3	1,683	2,358	1958	20
Douglas	883	\$ 625,269	\$ 621,213	\$ (4,056)	4	4	2,405	3,581	2002	30
Jefferson	1004	\$ 599,183	\$ 598,802	\$ (381)	4	3	1,962	2,861	1979	24
<b>7 Counties</b>	<b>5063</b>	<b>\$ 601,688</b>	<b>\$ 600,695</b>	<b>\$ (993)</b>	<b>4</b>	<b>3</b>	<b>2,005</b>	<b>2,921</b>	<b>1983</b>	<b>23</b>
<i>Aug-20</i>	<i># Sold</i>	<i>List Price</i>	<i>Sold Price</i>	<i>Difference</i>	<i>Beds</i>	<i>Baths</i>	<i>Above SF</i>	<i>Total SF</i>	<i>Year Built</i>	<i>DOM</i>
Adams	688	\$ 446,089	\$ 448,660	\$ (2,571)	4	3	1,820	2,656	1992	18
Arapahoe	834	\$ 578,820	\$ 576,415	\$ 2,405	4	3	2,047	2,986	1987	20
Boulder	325	\$ 837,707	\$ 823,209	\$ 14,498	4	3	2,185	3,115	1986	34
Broomfield	113	\$ 623,502	\$ 622,096	\$ 1,406	4	3	2,227	3,273	1999	22
Denver	761	\$ 678,321	\$ 674,704	\$ 3,617	3	3	1,670	2,341	1958	21
Douglas	867	\$ 632,752	\$ 628,619	\$ 4,133	4	4	2,445	3,652	2002	29
Jefferson	913	\$ 590,483	\$ 592,036	\$ (1,553)	4	3	1,889	2,748	1978	19
<b>7 Counties</b>	<b>4501</b>	<b>\$ 607,924</b>	<b>\$ 605,696</b>	<b>\$ (2,227)</b>	<b>4</b>	<b>3</b>	<b>2,008</b>	<b>2,923</b>	<b>1984</b>	<b>22</b>
<i>Sep-20</i>	<i># Sold</i>	<i>List Price</i>	<i>Sold Price</i>	<i>Difference</i>	<i>Beds</i>	<i>Baths</i>	<i>Above SF</i>	<i>Total SF</i>	<i>Year Built</i>	<i>DOM</i>
Adams	716	\$ 438,948	\$ 441,755	\$ 2,807	4	3	1,761	2,579	1990	17
Arapahoe	894	\$ 568,479	\$ 566,395	\$ (2,084)	4	3	2,011	2,926	1985	18
Boulder	267	\$ 769,883	\$ 769,921	\$ 38	4	3	2,134	3,014	1984	28
Broomfield	94	\$ 599,824	\$ 598,527	\$ (1,297)	4	3	2,088	3,187	1998	20
Denver	815	\$ 685,163	\$ 684,433	\$ (730)	3	3	1,689	2,395	1958	19
Douglas	733	\$ 648,854	\$ 646,257	\$ (2,597)	4	4	2,460	3,687	2002	29
Jefferson	802	\$ 605,171	\$ 607,810	\$ 2,639	4	3	1,949	2,819	1978	20
<b>7 Counties</b>	<b>4321</b>	<b>\$ 602,595</b>	<b>\$ 602,515</b>	<b>\$ (80)</b>	<b>4</b>	<b>3</b>	<b>1,983</b>	<b>2,889</b>	<b>1983</b>	<b>21</b>
<i>3rd Quarter 2020</i>	<i># Sold</i>	<i>List Price</i>	<i>Sold Price</i>	<i>Difference</i>	<i>Beds</i>	<i>Baths</i>	<i>Above SF</i>	<i>Total SF</i>	<i>Year Built</i>	<i>DOM</i>
Adams	2174	\$ 442,944	\$ 445,379	\$ 2,434	4	3	1,801	2,634	1991	18
Arapahoe	2741	\$ 578,183	\$ 575,523	\$ (2,660)	4	3	2,037	2,973	1986	20
Boulder	921	\$ 800,025	\$ 790,993	\$ (9,031)	4	3	2,181	3,117	1985	31
Broomfield	343	\$ 599,328	\$ 599,121	\$ (207)	4	3	2,136	3,163	1998	21
Denver	2504	\$ 676,483	\$ 676,844	\$ 361	3	3	1,681	2,365	1958	20
Douglas	2483	\$ 634,844	\$ 631,192	\$ (3,652)	4	4	2,435	3,637	2002	29
Jefferson	2719	\$ 598,028	\$ 599,187	\$ 1,159	4	3	1,934	2,811	1978	21
<b>7 Counties</b>	<b>13885</b>	<b>\$ 603,992</b>	<b>\$ 602,883</b>	<b>\$ (1,109)</b>	<b>4</b>	<b>3</b>	<b>1,999</b>	<b>2,912</b>	<b>1983</b>	<b>22</b>
<i>3rd Quarter 2019</i>	<i># Sold</i>	<i>List Price</i>	<i>Sold Price</i>	<i>Difference</i>	<i>Beds</i>	<i>Baths</i>	<i>Above SF</i>	<i>Total SF</i>	<i>Year Built</i>	<i>DOM</i>
Adams	2043	\$ 415,108	\$ 412,491	\$ (2,616)	4	3	1,754	2,589	1989	32
Arapahoe	2223	\$ 507,942	\$ 501,680	\$ (6,263)	4	3	1,952	2,865	1985	29
Boulder	719	\$ 748,745	\$ 733,379	\$ (15,367)	4	3	2,051	2,959	1985	41
Broomfield	298	\$ 569,618	\$ 564,265	\$ (5,353)	4	3	2,180	3,207	1998	41
Denver	2021	\$ 605,214	\$ 596,932	\$ (8,282)	3	3	1,580	2,249	1957	30
Douglas	1888	\$ 597,516	\$ 590,118	\$ (7,398)	4	4	2,366	3,550	2001	40
Jefferson	2188	\$ 545,012	\$ 538,833	\$ (6,179)	4	3	1,865	2,737	1977	29
<b>7 Counties</b>	<b>11380</b>	<b>\$ 547,368</b>	<b>\$ 540,678</b>	<b>\$ (6,690)</b>	<b>4</b>	<b>3</b>	<b>1,915</b>	<b>2,810</b>	<b>1982</b>	<b>32</b>

# Quick Glance At Home Prices In The Denver Metro Area

City	Baths	Beds	SF Above	SF Total	Garage	Levels	Yr Blt	Lot SF	DOM	Sold Price
Niwot	6	5	4033	4751	5	Two	1992	22,117	17	\$ 1,450,000
Denver	4	4	2260	3260	2	Two	2016	3,125	0	\$ 1,195,000
Denver	5	5	3150	4424	3	Three Or More	2006	5,169	21	\$ 1,025,000
Evergreen	4	5	2873	3923	2	Two	1975	119,790	78	\$ 900,000
Golden	3	3	1747	3247	2	One	1959	13,242	5	\$ 776,000
Centennial	4	6	3052	4755	3	Two	1985	14,549	47	\$ 775,000
Arvada	4	4	3670	4663	3	Two	2017	7,500	16	\$ 720,000
Highlands Ranch	5	4	2967	4435	3	Two	2003	7,579	17	\$ 676,500
Parker	3	3	2643	4979	3	One	2013	9,365	4	\$ 675,000
Parker	5	5	3015	4183	3	Two	2002	7,492	35	\$ 670,000
Denver	2	3	1191	1815	0	Two	1911	4,690	18	\$ 650,000
Centennial	3	5	2900	4430	3	Two	1996	7,971	5	\$ 612,000
Parker	4	4	3442	5043	3	Two	2016	7,928	116	\$ 610,000
Littleton	3	4	2020	2743	2	Multi/Split	1977	10,137	7	\$ 596,000
Thornton	4	4	3040	4518	3	Two	2007	7,150	5	\$ 587,000
Brighton	4	5	2625	3753	3	Two	2019	13,334	13	\$ 559,000
Littleton	4	4	2389	3019	3	Two	1992	7,984	0	\$ 550,000
Lakewood	2	4	2327	2327	2	One	1968	10,680	8	\$ 537,500
Arvada	4	4	1916	2840	2	Two	1976	3,091	3	\$ 525,000
Littleton	4	5	2052	2836	2	Three Or More	1972	8,668	2	\$ 515,500
Aurora	3	4	2379	3300	2	Two	2018	10,320	25	\$ 510,000
Aurora	3	4	2325	3827	3	One	2005	10,890	12	\$ 505,000
Commerce City	3	4	2568	3458	3	Two	2019	5,827	349	\$ 499,900
Denver	1	3	1267	1267	2	One	1948	6,360	4	\$ 485,000
Arvada	2	5	1240	2480	2	One	1960	8,607	5	\$ 482,000
Commerce City	3	4	1781	3535	2	One	2014	9,553	5	\$ 475,000
Castle Rock	4	4	2635	3858	3	Two	2000	9,365	69	\$ 468,000
Denver	1	2	1190	1840	1	One	1925	9,370	3	\$ 453,000
Arvada	2	3	1495	1495	2	One	1965	7,282	1	\$ 450,000
Arvada	3	3	1704	1704	2	Bi-Level	1979	6,347	4	\$ 445,000
Aurora	3	3	1765	2237	2	Two	2003	5,663	4	\$ 437,900
Denver	1	2	634	1268	0	One	1926	6,560	5	\$ 429,000
Centennial	3	3	1581	1996	3	Two	1995	10,149	3	\$ 425,000
Englewood	2	3	1015	2030	1	One	1953	10,280	5	\$ 415,000
Littleton	3	4	1788	1788	2	Bi-Level	1984	6,350	4	\$ 415,000
Aurora	4	4	1752	2628	2	Two	1966	10,629	5	\$ 404,500
Littleton	2	3	1376	1808	2	Tri-Level	1978	10,399	3	\$ 400,000
Aurora	2	3	888	1776	1	One	1981	11,935	25	\$ 400,000
Centennial	2	3	1710	1710	2	Bi-Level	1990	4,617	10	\$ 395,000
Denver	1	2	1016	1550	1	One	1939	7,810	10	\$ 373,150
Thornton	2	5	896	1760	2	One	1977	9,000	3	\$ 365,000
Commerce City	2	3	1304	1323	2	One	2004	6,216	4	\$ 357,000
Denver	1	2	1050	1450	2	One	1920	6,350	8	\$ 333,500
Thornton	2	4	1764	1764	2	Multi/Split	1975	11,700	5	\$ 320,000
Denver	2	3	925	1850	0	One	1971	8,103	3	\$ 304,000
Morrison	1	2	873	1725	2	One	1983	4,868	4	\$ 260,000
Evergreen	1	2	420	620	0	One	1929	4,449	67	\$ 70,000

**Sampling of Data From The Multiple Listing Service For Single Family Homes Which Closed On 09/23/2020.**

**If you would like more information on one of the homes listed about, please email us or call us with the home information and we would be happy to send you the full MLS data sheet for that home.**

October 2020



Home Gnome Realty  
3190 S. Vaughn Way #550  
Aurora, CO 80014

# The Latest News From Your Real Estate Experts



**Home Gnome Realty**  
3190 S. Vaughn Way Suite #550  
Aurora, CO 80014  
Office: 720-213-3763

**Home Gnome Realty**  
[www.HomeGnomeHomes.com](http://www.HomeGnomeHomes.com)

**Wade's Cell 702-205-3603**  
[wade.renquist@HomeGnomeHomes.com](mailto:wade.renquist@HomeGnomeHomes.com)  
Facebook: Wade Renquist Realtor  
Twitter: @WadeRenquist

**Jeffrey's Cell 702-300-1440**  
[jeff.jacobson@HomeGnomeHomes.com](mailto:jeff.jacobson@HomeGnomeHomes.com)  
"Still Your House Hubby Too"



## Team Jeff & Wade's Number 303-775-7466

*If you're currently under contract with another real estate agent, this is not a solicitation for your business.*

**What Our Former Clients Are Saying:**  
Amazing! Absolutely amazing! That about sums up the great job that Jeff and Wade did in selling my home on very short notice after I was relocated for work. Definitely the easiest home sale of my life. Paul

15396 E. Jarvis Place  
Aurora  
Asking Price \$475,000



**Pending**

6924 S. Ulster Circle  
Centennial  
Asking Price \$489,900



**Pending**

1995 Season Dawn Ct.  
Windsor  
Asking Price \$364,000



**Pending**