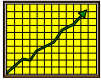


April 2020

The Latest News From Jeffrey and Wade



1st 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 first quarter of 2020 and the Average Price Sold for all the counties in 2020. Looking at the difference between 1st Quarter of 2019 verses the 1st Quarter of 2020 and you will find that the average home price sold for \$36,148 more in 2020 than in 2019 and took 10 days less on the market in 2020. We also sold 511 more homes in 2020 than in 2019. This is some really good news considering the Coronavirus started to affect Colorado on March 5th. If we look at March 2019 vs March 2020 the average home price was up by \$43,832 and took 12 less days on the market. We also had 171 more homes sold in March 2020 than in March 2019. From April 1-13, 2019 vs. April 1-13, 2020 the average sold price did drop \$4,374 to \$560,807; down from \$565,181 in April 1-13, 2019. However, the homes were on the market only 21 days down from 28 in the same period in 2019. And we did have 332 less homes that sold in that same period in 2020 than in 2019. All though sales are down in April we still do have homes selling in this difficult time. If you need help with selling a home or buying, please contact us.

See Page 2.



Gardening in Colorado

Cole crops like broccoli, cauliflower, and cabbage can be direct seeded into your garden around March 19, assuming the ground can be worked, but it's better to start them indoors around February 20 and then transplant them into the garden around April 10. Do the same with lettuce and spinach.

Plant onion starts and potatoes around March 1. Sow the seeds of peas (sugar snap and english) at the same time. If the ground is still frozen, then plant these as soon as the ground thaws.

Do you want to grow tomatoes, peppers, and eggplants? Start these indoors around February 20. Then, around April 26 you should start watching the weather forecast and, as soon as no frost is forecast, go ahead and transplant those into the ground.

Now, for all the summer vegetables like beans, cowpeas, corn, squashes, pumpkins, cucumbers, watermelons, gourds and sunflowers, you should plant those seeds directly into the ground around April 30, or if your soil is still very cold, once the soil is near 60° F in temperature. Having said that, we note that your location has a shorter than average growing season. Many summer vegetables need more days to mature than your area will provide. For that reason, we recommend you get a head-start by starting these summer vegetables indoors around April 10, and transplant those seedlings out after the danger of frost is past.

<https://garden.org>



Wade Renquist
Coldwell Banker Residential Brokerage
The Jacobson/Renquist Team Number:
303-775-7466

Office 303-409-1300
Fax 303-409-6113

Wade's Cell 702-205-3603
wade.renquist@coloradohomes.com



Still
"Your House Hubby"

Jeffrey Jacobson
Coldwell Banker Residential Brokerage
The Jacobson/Renquist Team Number:
303-775-7466

Office 303-409-1300
Fax 303-409-6113

Jeffrey's Cell 702-300-1440
jeff.jacobson@coloradohomes.com

<i>Jan-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	383	\$ 410,417	\$ 407,805	\$ (2,612)	4	3	1,754	2,547	1990	39
Arapahoe	467	\$ 487,148	\$ 481,326	\$ (5,822)	4	3	1,950	2,884	1986	41
Boulder	153	\$ 789,467	\$ 755,014	\$ (34,453)	4	3	2,119	3,054	1984	60
Broomfield	45	\$ 533,936	\$ 531,199	\$ (2,737)	4	3	1,944	2,955	1996	39
Denver	420	\$ 549,466	\$ 540,247	\$ (9,219)	3	2	1,541	2,131	1957	42
Douglas	364	\$ 637,019	\$ 626,179	\$ (10,840)	4	4	2,458	3,758	2003	55
Jefferson	393	\$ 542,557	\$ 533,717	\$ (8,840)	4	3	1,830	2,699	1979	40
7 Counties	2225	\$ 541,743	\$ 532,572	\$ (9,171)	4	3	1,912	2,807	1983	44

<i>Feb-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	434	\$ 421,653	\$ 419,686	\$ (1,967)	4	3	1,773	2,592	1991	32
Arapahoe	519	\$ 512,509	\$ 505,840	\$ (6,669)	4	3	1,902	2,773	1985	31
Boulder	169	\$ 745,602	\$ 729,743	\$ (15,859)	4	3	2,049	3,020	1987	52
Broomfield	60	\$ 563,085	\$ 562,322	\$ (763)	4	3	2,175	3,066	1996	33
Denver	466	\$ 594,760	\$ 587,351	\$ (7,409)	3	2	1,594	2,202	1956	32
Douglas	436	\$ 594,361	\$ 587,775	\$ (6,586)	4	4	2,383	3,577	2003	46
Jefferson	425	\$ 569,180	\$ 564,850	\$ (4,330)	4	3	1,899	2,775	1978	34
7 Counties	2509	\$ 552,803	\$ 546,743	\$ (6,060)	4	3	1,922	2,799	1983	36

<i>Mar-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	578	\$ 429,066	\$ 430,095	\$ 1,029	4	3	1,791	2,577	1992	22
Arapahoe	639	\$ 536,439	\$ 564,023	\$ 27,584	4	3	2,007	2,932	1987	23
Boulder	205	\$ 741,558	\$ 728,620	\$ (12,938)	4	3	2,051	2,968	1987	44
Broomfield	70	\$ 596,601	\$ 595,212	\$ (1,389)	4	3	2,225	3,299	2003	38
Denver	608	\$ 643,146	\$ 641,119	\$ (2,027)	3	3	1,621	2,310	1956	21
Douglas	533	\$ 613,065	\$ 608,489	\$ (4,576)	4	4	2,430	3,642	2003	39
Jefferson	557	\$ 584,722	\$ 581,253	\$ (3,469)	4	3	1,939	2,854	1980	30
7 Counties	3190	\$ 573,057	\$ 576,151	\$ 3,093	4	3	1,961	2,865	1984	28

<i>1st 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	1395	\$ 421,640	\$ 420,737	\$ (903)	4	3	1,775	2,573	1991	30
Arapahoe	1625	\$ 514,631	\$ 521,674	\$ 7,044	4	3	1,957	2,867	1986	31
Boulder	527	\$ 756,764	\$ 736,643	\$ (20,121)	4	3	2,070	3,010	1986	51
Broomfield	175	\$ 568,996	\$ 567,475	\$ (1,521)	4	3	2,136	3,131	1999	37
Denver	1494	\$ 601,718	\$ 595,990	\$ (5,728)	3	2	1,590	2,226	1956	30
Douglas	1333	\$ 613,488	\$ 606,544	\$ (6,944)	4	4	2,422	3,652	2003	46
Jefferson	1375	\$ 567,867	\$ 562,596	\$ (5,270)	4	3	1,895	2,785	1979	34
7 Counties	7924	\$ 557,851	\$ 554,603	\$ (3,249)	4	3	1,935	2,828	1983	35

<i>1st 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	1346	\$ 401,997	\$ 398,700	\$ (3,297)	4	3	1,756	2,575	1991	49
Arapahoe	1497	\$ 479,158	\$ 472,309	\$ (6,849)	4	3	1,893	2,785	1984	39
Boulder	397	\$ 752,732	\$ 739,497	\$ (13,235)	4	3	2,139	3,119	1985	49
Broomfield	186	\$ 531,084	\$ 524,360	\$ (6,724)	4	3	2,049	3,009	1996	47
Denver	1437	\$ 576,678	\$ 567,911	\$ (8,767)	3	2	1,604	2,255	1958	40
Douglas	1208	\$ 589,427	\$ 581,066	\$ (8,361)	4	3	2,345	3,534	2002	58
Jefferson	1342	\$ 520,517	\$ 514,515	\$ (6,002)	4	3	1,854	2,690	1977	41
7 Counties	7413	\$ 525,462	\$ 518,454	\$ (7,008)	4	3	1,896	2,772	1982	45

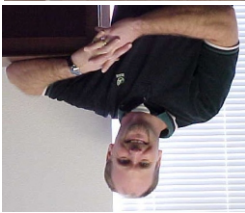
Quick Glance At Home Prices In The Denver Metro Area

City	Baths	Beds	SF Above	SF Total	Garage	Style	Yr Blt	Lot SF	DOM	Sold Price
Denver	7	5	3478	4907	3	Two	2004	31300	5	\$ 1,450,000
Denver	4	4	2613	3865	2	Two	2005	6330	9	\$ 1,135,000
Boulder	3	4	2395	2395	2	One	1970	15931	271	\$ 935,000
Castle Rock	4	5	2736	4274	3	One	2006	40075	123	\$ 857,500
Denver	4	4	2488	3425	2	Two	2008	3330	16	\$ 807,500
Arvada	4	4	3360	3360	0	Two	2016	7887	19	\$ 740,000
Boulder	2	3	877	877	1	One	1900	5876	40	\$ 700,000
Denver	2	4	1298	2430	2	One	1914	8925	6	\$ 675,000
Denver	2	3	1054	1814	2	One	1946	6500	4	\$ 660,000
Castle Rock	4	6	2818	5223	3	One	2007	7710	3	\$ 645,000
Superior	3	4	2208	2208	3	Two	1994	6838	3	\$ 624,900
Broomfield	2	3	2380	2380	3	One	2013	7429	306	\$ 615,000
Littleton	3	4	3268	3268	3	Two	1978	18513	1	\$ 593,701
Broomfield	3	3	2088	2088	2	Two	2017	2698	4	\$ 550,000
Centennial	3	4	1945	1945	2	Tri-Level	1963	10672	5	\$ 544,900
Arvada	3	3	914	1828	2	One	1954	9317	34	\$ 536,000
Watkins	3	3	1538	2138	8	One	1994	83635	161	\$ 521,000
Aurora	3	3	2268	2268	2	Two	2019	5083	138	\$ 487,490
Commerce City	4	4	3850	3850	0	Three Or More	2005	6083	47	\$ 478,900
Denver	3	4	1684	1935	2	Two	1895	5170	0	\$ 460,000
Aurora	3	3	2320	2320	2	Two	2005	5720	43	\$ 452,500
Aurora	4	4	2426	2426	2	Two	2013	6437	98	\$ 439,800
Denver	3	4	2048	2048	1	Tri-Level	1961	8460	2	\$ 436,000
Commerce City	4	4	2147	2862	0	Two	2014	6588	4	\$ 430,000
Parker	3	4	1426	1806	2	Tri-Level	1996	10019	7	\$ 425,000
Littleton	2	4	2014	2014	2	Two	2001	4966	8	\$ 425,000
Longmont	3	3	1650	2428	2	One	1998	2398	0	\$ 415,000
Littleton	2	4	978	1837	1	One	1972	7667	4	\$ 410,000
Thornton	2	3	1528	1528	2	One	2004	6300	2	\$ 410,000
Westminster	2	3	1260	1260	2	Two	1972	7171	3	\$ 405,000
Denver	3	3	1743	1743	2	Two	2012	3680	5	\$ 400,000
Thornton	2	3	1767	1767	2	One	2018	5265	11	\$ 390,000
Bennett	3	4	2168	2168	2	Two	2020	4955	90	\$ 385,900
Castle Rock	2	2	1334	1334	2	Two	2019	4051	221	\$ 381,500
Lakewood	3	4	1092	2100	3	One	1958	6551	7	\$ 373,000
Aurora	2	3	1238	1238	2	Tri-Level	1977	7841	3	\$ 362,000
Aurora	2	2	1285	1285	2	One	1999	3964	1	\$ 360,000
Bennett	2	3	1473	1473	2	One	2020	4955	33	\$ 350,900
Castle Rock	2	3	1330	1330	2	One	2005	13329	4	\$ 339,200
Westminster	1	3	816	816	0	One	1953	7875	18	\$ 329,900
Denver	1	2	849	849	1	One	1951	6250	8	\$ 325,000
Commerce City	2	4	1222	1222	0	One	1957	6400	4	\$ 322,000
Aurora	2	3	988	1766	0	One	1966	7231	24	\$ 300,000
Aurora	1	2	917	917	1	One	1953	6055	7	\$ 287,500

Sampling of Data From The Multiple Listing Service For Single Family Homes Which Closed On 03/24/2020.

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.

April 2020



Jeffrey Jacobson
Wade Renquist
17184 E. Amherst Dr.
Aurora, CO 80013

The Latest News From Your Real Estate Experts



Wade Renquist
Coldwell Banker Residential Brokerage
Cell 702-205-3603
wade.renquist@coloradohomes.com

Jeffrey Jacobson
Still "Your House Hubby"
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jeff.jacobson@coloradohomes.com



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11761 Lewiston St.
Commerce City
Sold Price \$445,000



Sold