

# January 2021

# The Latest News From Jeffrey and Wade



## Lights Will Shine Brighter For Denver Home Sellers Than Buyers In 2021

Forecast predicts strong sales but more modest price gains. A lack of inventory and continued demand will keep sellers firmly in control of metro Denver's housing market next year, but higher mortgage rates will make homes less affordable and keep a lid on future price gains, according to a forecast from Realtor.com. Metro Denver is expected to see a 12.5% increase in home sales next year, which ranks fourth highest out of the 100 metro areas examined, behind only Sacramento, Harrisburg, Pa., and Charlotte, N.C., according to the forecast released on Tuesday. But home prices — after revving at a 12.8% annual pace in October — will run a more modest 5.4% locally, ranking Denver 33rd on that measure, tied with Columbia, S.C. “The steadiness in mortgage rates in the first half of the year followed by the rise of mortgage rates in the second half of the year helps dampen some of the price momentum, as affordability becomes a bigger hurdle again for homebuyers,” said Danielle Hale, chief economist with the residential real estate portal, in an email. She forecasts U.S. home sales will rise 7% next year, with home prices up 5.7%. In her forecast, Hale calls for rates on a 30-year mortgage, now below 3%, to rise to 3.4% by the second half of next year, meaning they won't help offset record-breaking prices. Given how elevated prices are in metro Denver relative to incomes, buyers here may have a harder time digesting the added costs. She said sellers will continue to hold the upper hand, even as more of them are forced to list due to the expiration of forbearance agreements, which have allowed millions of households to skip making mortgage payments for up to a year. That added inventory from struggling borrowers will likely be spread out over several months rather than hitting all at once, giving the market more time to absorb the new supply. So what is keeping demand so strong given such a difficult year? Zillow senior economist Jeff Tucker estimates there are 5.7 million “missing” households since the Great Recession, including adults still living with parents or doubled up with roommates. The median age for purchasing a home in the U.S. is 34 and many millennials are anxious to get a place of their own. Nationally, there will be 7.4% more people turning 34 in the next decade than in the past decade, with Boston and San Diego seeing gains of prime-age buyers jumping more than 19%.

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## Oh So Good French Onion Soup

### Ingredients:

- 1 tablespoon extra-virgin olive oil
- 2 tablespoons butter
- 6 medium onions, thinly sliced
- Salt and freshly ground black pepper
- 2 teaspoons fresh thyme, picked and chopped or poultry seasoning
- 1 bay leaf, fresh or dried
- 1/2 cup dry sherry
- 6 cups beef stock
- 4 thick slices crusty bread, toasted
- 2 1/2 cups shredded Gruyere or Swiss cheese

### Directions:

1. Heat a deep pot over medium to medium high heat. Work next to the stove to slice onions. Add oil and butter to the pot. Add onions to the pot as you slice them. When all the onions are in the pot, season with salt and pepper and 1 teaspoon fresh thyme. Cook onions 15 to 18 minutes, stirring frequently, until tender, sweet and caramel colored. Add bay leaf and sherry to the pot and deglaze the pan drippings. Add 6 cups stock and cover pot to bring soup up to a quick boil.
2. Arrange 4 small, deep soup bowls or crocks on a cookie sheet. Preheat broiler to high. Once soup reaches a boil, ladle it into bowls. Float toasted crusty bread on soup and cover each bowl with a mound of cheese. Sprinkle remaining fresh thyme on cheese and place cookie sheet with soup bowls on it under hot broiler until cheese melts and bubbles.

4 Servings



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## Money's 2021 Real Estate Outlook: What to Expect for Mortgage Rates, Home Prices and More

Anyone who participated in the housing market in 2020 has been on a wild ride. Mortgage rates kept reaching new historic lows — 15 of them so far, to be exact — and home prices grew double-digits. All despite the economic turmoil caused by the COVID-19 pandemic. Looking forward to 2021, will the new year be as wild as the one we're leaving behind? The consensus among four industry experts we spoke to is that mortgage rates are likely to rise from the current low of 2.67%, but they don't expect a massive spike. Most experts are forecasting rates to stay close to their current historic lows early in the year and maybe rise as high as 3.4% by the end of 2021. Likewise, home prices should continue to grow, although none of our experts are predicting growth as fast as this year's. Instead, they expect median home prices to rise a maximum of 6%. The strongest price growth is likely during the first half of 2021, before moderating later on.

**Factors That Could Move Mortgage Rates** If the idea of interest rates going up makes you nervous, it shouldn't. Most experts believe the rise will be gradual, with very low rates still the norm during the first half of the year. "Maybe [rates] will move up a couple of decimal points. That's not anything alarming, and definitely considered very favorable from a historical perspective," noted Lawrence Yun, chief economist for the National Association of Realtors.

**The Fed.** Policy makers at The Federal Reserve recently reaffirmed their commitment to keeping short-term interest rates at near-zero for the next few years, a promise that Yun said will contribute to continuing low rates. Even though he expects rates to increase, Yun still views 2021 as a continuation of the 2020 market, which he described as very consumer-friendly.

**The vaccine.** According to Joel Kan, associate vice president of economic and industry forecasting for the Mortgage Bankers Association, the recent news of the approval and initial distribution of the first COVID-19 vaccines can provide a much-needed boost to the economy. He also pointed out that a new stimulus package can help spur that economic growth, helping to push interest rates higher in the long run. A continued economic recovery coupled with increased government spending will place upward pressure on mortgage rates. George Ratiu, senior economist at Realtor.com, also believes that rates won't rise significantly until the second half of 2021, after the COVID vaccine has been widely administered and the economy starts making a more sustained recovery. Based on the logistics of the vaccine distribution that have been made public, Ratiu believes it will take 6-to-8 months for the vaccine to reach a majority of the population, delaying any positive economic effects until late in the year.

**Treasury yields.** Ratiu expects Treasury yields to cross 1% by the beginning of 2021, pushing mortgage rates up along with them. Treasury notes are fixed-income investments issued by the U.S. government and are considered one of the safest investments available. The Treasury yield is the interest rate the government pays to borrow money over different periods of time. The 10-year Treasury rates, which usually serve as a benchmark for mortgage rates, dropped below 1% for the first time ever in early March and within days reached a record low of 0.498%. Since then, yields have been making a slow comeback and have been consistently above the 0.90% mark since the beginning of December. If yields continue their upward trend, interest rates could soon follow.

**Factors That Could Move Home Prices.** In 2020, record low mortgage rates helped drive home buyer demand. At the same time, the housing market started the year with a deficit of 4 million units. Together, this strong demand and weak supply meant prices soared. According to Leonard Kiefer, deputy chief economist for Freddie Mac, Freddie Mac data on home prices for the three months ending in October indicated that home prices rose at an annualized rate of 20%. However, he doesn't believe we'll see the same amount of growth in 2021. "A lot of that is bounce back from the slow-down we saw over the summer," he noted.

**Inventory gains.** Our experts believe home price growth will slow as more housing inventory comes onto the market in the new year. In November, housing starts were at a seasonally adjusted annual rate of 1.5 million, according to the U.S. Census Bureau. On average, those should be ready for occupancy in about seven-months. Kan points out that as new construction starts to ramp up and more homeowners decide to sell their homes, the inventory gains should ease prices. "That's typically kind of the little cycle that goes on for inventory free-up," he

*Continued on Next Column*

*Continued from Previous Column,* said. "So as we get more inventory we do expect home price growth to moderate."

**Dwindling affordability.** This year, Yun noted, home prices rose faster than income. However, low mortgage rates offset some of the rise in prices, allowing many who were fortunate enough to still be employed to buy. This trend should continue during the first part of 2021. However, Yun noted that with rising interest rates, many first-time homebuyers could be priced out of the market. Ratiu agrees that affordability could become an issue at some point early next year. Referring to the double-digit price growth of the past few months, he noted that when wage growth is compared to price appreciation, the math becomes unsustainable. "At some point, we're just going to run out of steam and people capable of affording these price gains," he said.

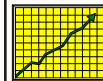
### Expect the Unexpected

Remember, however, that how rates and prices behave will have a lot to do with how the economic recovery unfolds as well as the progression of the COVID-19 virus. Don't be surprised if something unexpected happens. It is always risky predicting exactly what rates will do. Kiefer noted that this year especially there is too much uncertainty to confidently predict what rates will do and when. He also points to the fact that 9 million more Americans are unemployed compared to February. Add in the recent surge of virus infections and renewed shutdowns occurring across the country, Kiefer said, and it becomes difficult to predict what will happen in 2021.

*By Leslie Cook, Money, December 28, 2020*

*Continued from Previous Page,* Boston and Columbus, Ohio, are expected to see increases in prime-age buyers above 15%, according to Zillow. In that regard, Denver may see less buying pressure in the years ahead, with only a 1.8% increase in people turning 34 in the coming decade compared to the last one. Some of that reflects the surge in older millennials who moved here after the last recession and who fueled strong buying demand.

*By Aldo Svaldi The Denver Post Dec 2, 2020*



### Current Mortgage Rates

On Tuesday, January 5th, 2021, the average APR on a 30-year fixed-rate mortgage remained at 2.921%. The average APR on a 15-year fixed-rate mortgage remained at 2.623% and the average APR for a 5/1 adjustable-rate mortgage (ARM) rose 3 basis points to 3.032%, according to rates provided to NerdWallet by Zillow. The 30-year fixed-rate mortgage is 5 basis points lower than one week ago and 92 basis points lower than one year ago.

Product	Interest rate	APR
30-year fixed rate	2.865%	2.921%
15-year fixed rate	2.519%	2.623%
5/1 ARM rate	3.194%	3.032%

[www.nerdwallet.com](http://www.nerdwallet.com), 1/5/20



### Looking For:

We are looking for your referrals for various services folks you have used for repairs around your home, like Plumbers, Heating and A/C folks, Gardeners, Painters, etc. We are building on our list of service folks we can refer to others who might need their services. Please email Wade with their contact and your experience with them. Thanks, Wade and Jeffrey



## 4th Quarter/Year End 2020 Housing Stats

Below and on Page 4, 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 4 find the Average Price Sold for each county per month in the Fourth Quarter of 2020. You will notice that the average price Single Family Homes (SFR) Sold for in 4th Quarter of 2020 was \$618,753 for the 7 counties. We had 11,546 SFR that sold in the quarter along with 10,817 Condos/Townhomes. Both SFR and Condos/Townhomes sales were up in the 4th quarter by a total of 2995 units. Adams County remains the most affordable in SFR with an average price of \$452,088 for the quarter while Boulder County is the most expensive for SFR at \$820,254 for the average price SFR. If you have any questions regarding this information please reach out to either Wade or Jeffrey.

### End of 2020 Condo/Townhome Stats

#### Condos

<i>4th Quarter</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	224	\$ 273,650	\$ 273,696	\$ 46	2	2	1,205	1,307	1996	20
Arapahoe	658	\$ 271,713	\$ 270,579	\$ (1,134)	2	2	1,108	1,207	1989	27
Boulder	112	\$ 391,342	\$ 386,870	\$ (4,472)	2	2	1,056	1,193	1991	36
Broomfield	26	\$ 336,700	\$ 335,848	\$ (852)	2	2	1,267	1,434	1996	17
Denver	831	\$ 399,472	\$ 393,169	\$ (6,303)	2	2	1,083	1,145	1976	38
Douglas	173	\$ 331,770	\$ 330,730	\$ (1,040)	2	2	1,277	1,350	2033	17
Jefferson	376	\$ 289,918	\$ 289,744	\$ (174)	2	2	1,067	1,163	1987	17
<b>7 Counties</b>	<b>2401</b>	<b>\$ 329,517</b>	<b>\$ 326,709</b>	<b>\$ (2,808)</b>	<b>2</b>	<b>2</b>	<b>1,113</b>	<b>1,200</b>	<b>1986</b>	<b>28</b>
<i>4th Quarter 2019</i>	<i>1920</i>	<i>\$ 331,326</i>	<i>\$ 326,452</i>	<i>\$ (4,874)</i>	<i>2</i>	<i>2</i>	<i>1,117</i>	<i>1,221</i>	<i>1986</i>	<i>33</i>

#### Townhomes

<i>4th Quarter</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	63	\$ 311,664	\$ 314,677	\$ 3,013	2	3	1,255	1,553	1999	9
Arapahoe	88	\$ 337,575	\$ 338,138	\$ 563	2	3	1,322	1,658	1992	24
Boulder	34	\$ 594,960	\$ 589,253	\$ (5,707)	3	3	1,617	1,977	1998	48
Broomfield	3	\$ 392,567	\$ 389,300	\$ (3,267)	2	3	1,392	1,869	2008	12
Denver	140	\$ 556,260	\$ 552,009	\$ (4,251)	3	3	1,503	1,768	1996	33
Douglas	29	\$ 394,557	\$ 392,047	\$ (2,510)	3	3	1,475	1,876	2000	35
Jefferson	125	\$ 354,451	\$ 357,389	\$ 2,938	3	3	1,271	1,571	1987	15
<b>7 Counties</b>	<b>482</b>	<b>\$ 424,010</b>	<b>\$ 423,486</b>	<b>\$ (524)</b>	<b>3</b>	<b>3</b>	<b>1,383</b>	<b>1,691</b>	<b>1994</b>	<b>25</b>
<i>4th Quarter 2019</i>	<i>145</i>	<i>\$ 355,325</i>	<i>\$ 350,464</i>	<i>\$ (4,861)</i>	<i>2</i>	<i>3</i>	<i>1,315</i>	<i>1,653</i>	<i>1988</i>	<i>38</i>

### Number of SFR/Condo/Townhome Sold

#### Total Number of Single Family Residents Sold

#### Total Number of Condos/Townhomes Sold

	<b>2019</b>	<b>2020</b>	<b>Difference</b>		<b>2019</b>	<b>2020</b>	<b>Difference</b>
October	3,322	4,539	1,217	October	752	1,039	287
November	2,969	3,633	664	November	611	904	293
December	3,078	3,374	296	December	702	940	238
4rd Quarter	9,369	11,546	2,177	4rd Quarter	2,065	2,883	818
Yr Total	39,907	42,871	2,964	Yr Total	9,029	10,817	1,788

## End of 2020 Single Family Home Stats

<i>Oct-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	742	\$ 449,500	\$ 450,901	\$ 1,966	4	3	1,784	2,612	1991	19
Arapahoe	899	\$ 568,569	\$ 568,490	\$ (3,379)	4	3	1,989	2,912	1985	20
Boulder	243	\$ 831,531	\$ 825,598	\$ (10,991)	4	3	2,157	3,086	1985	32
Broomfield	106	\$ 585,767	\$ 585,477	\$ 1,543	4	3	2,053	3,030	1998	19
Denver	880	\$ 733,651	\$ 733,665	\$ 4,581	3	3	1,716	2,454	1958	21
Douglas	778	\$ 691,143	\$ 686,666	\$ (4,056)	4	4	2,474	3,782	2002	29
Jefferson	891	\$ 614,409	\$ 616,614	\$ (381)	4	3	1,927	2,774	1979	19
<b>7 Counties</b>	<b>4539</b>	<b>\$ 625,597</b>	<b>\$ 625,155</b>	<b>\$ (993)</b>	<b>4</b>	<b>3</b>	<b>1,984</b>	<b>2,908</b>	<b>1983</b>	<b>22</b>

<i>Nov-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	645	\$ 452,790	\$ 455,516	\$ 2,726	4	3	1,814	2,624	1991	18
Arapahoe	747	\$ 553,275	\$ 555,024	\$ 1,749	4	3	1,976	2,879	1985	19
Boulder	241	\$ 796,370	\$ 784,227	\$ (12,143)	4	3	2,082	2,996	1986	32
Broomfield	68	\$ 592,313	\$ 592,732	\$ 419	4	3	2,006	3,026	1998	20
Denver	740	\$ 710,681	\$ 709,450	\$ (1,231)	4	3	1,681	2,374	1955	19
Douglas	552	\$ 669,502	\$ 669,747	\$ 245	4	4	2,418	3,632	2002	23
Jefferson	640	\$ 616,460	\$ 620,453	\$ 3,993	4	3	1,910	2,807	1979	16
<b>7 Counties</b>	<b>3633</b>	<b>\$ 613,144</b>	<b>\$ 613,680</b>	<b>\$ 536</b>	<b>4</b>	<b>3</b>	<b>1,950</b>	<b>2,843</b>	<b>1982</b>	<b>20</b>

<i>Dec-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	611	\$ 446,675	\$ 449,912	\$ 3,237	4	3	1,766	2,490	1990	17
Arapahoe	667	\$ 561,366	\$ 565,410	\$ 4,044	4	3	1,927	2,808	1985	15
Boulder	152	\$ 890,567	\$ 868,832	\$ (21,735)	4	3	2,310	3,317	1988	42
Broomfield	74	\$ 610,516	\$ 611,942	\$ 1,426	4	3	2,153	3,165	1992	22
Denver	687	\$ 707,862	\$ 703,048	\$ (4,814)	3	3	1,657	2,337	1956	20
Douglas	534	\$ 699,936	\$ 696,903	\$ (3,033)	4	4	2,488	3,721	2004	26
Jefferson	649	\$ 600,257	\$ 604,827	\$ 4,570	4	3	1,884	2,741	1977	15
<b>7 Counties</b>	<b>3374</b>	<b>\$ 615,746</b>	<b>\$ 615,603</b>	<b>\$ (143)</b>	<b>4</b>	<b>3</b>	<b>1,946</b>	<b>2,817</b>	<b>1982</b>	<b>19</b>

<i>4th 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	1998	\$ 449,698	\$ 452,088	\$ 2,390	4	3	1,788	2,579	1990.694	18.07
Arapahoe	2313	\$ 561,553	\$ 563,253	\$ 1,700	4	3	1,967	2,871	1985	18.24
Boulder	636	\$ 832,317	\$ 820,254	\$ (12,063)	4	3	2,165	3,107	1986.096	34.39
Broomfield	248	\$ 594,947	\$ 595,363	\$ 416	4	3	2,070	3,069	1996.21	20.17
Denver	2307	\$ 718,603	\$ 716,780	\$ (1,823)	3.3208	3	1,687	2,393	1956.442	20.06
Douglas	1864	\$ 687,253	\$ 684,588	\$ (2,665)	4	4	2,461	3,720	2002.573	26.36
Jefferson	2180	\$ 610,798	\$ 614,232	\$ 3,434	4	3	1,909	2,774	1978.405	16.93
<b>7 Counties</b>	<b>11546</b>	<b>\$ 618,800</b>	<b>\$ 618,753</b>	<b>\$ (47)</b>	<b>4</b>	<b>3</b>	<b>1,962</b>	<b>2,861</b>	<b>1982</b>	<b>21</b>

<i>4th 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	1680	\$ 407,291	\$ 403,787	\$ (3,504)	4	3	1,750	2,536	1989	38
Arapahoe	1850	\$ 511,043	\$ 502,870	\$ (8,173)	4	3	1,929	2,811	1985	39
Boulder	614	\$ 741,331	\$ 721,665	\$ (19,666)	4	3	2,039	2,987	1986	52
Broomfield	251	\$ 555,538	\$ 547,962	\$ (7,576)	4	3	2,095	3,107	1997	49
Denver	1722	\$ 605,668	\$ 596,322	\$ (9,346)	3	3	1,612	2,308	1958	39
Douglas	1528	\$ 574,244	\$ 566,146	\$ (8,098)	4	3	2,336	3,474	2002	49
Jefferson	1724	\$ 545,224	\$ 537,543	\$ (7,681)	4	3	1,859	2,713	1977	37
<b>7 Counties</b>	<b>9369</b>	<b>\$ 542,712</b>	<b>\$ 534,526</b>	<b>\$ (8,186)</b>	<b>4</b>	<b>3</b>	<b>1,904</b>	<b>2,779</b>	<b>1982</b>	<b>41</b>

# 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	7	4631	6754	3	Two	2020	7,550	55	\$ 2,835,000
Golden	8	5	5241	8378	6	Multi/Split	1994	56,541	71	\$ 1,800,000
Denver	4	4	2504	3570	2	Two	1950	6,250	16	\$ 1,680,000
Denver	4	5	2426	3372	2	Two	1930	4,680	6	\$ 1,550,000
Littleton	5	4	3743	5209	3	Two	1989	22,825	34	\$ 1,360,000
Lakewood	5	5	3653	5563	3	Two	1995	11,543	37	\$ 1,000,000
Denver	4	5	2606	3400	2	Tri-Level	1965	16,700	28	\$ 915,000
Brighton	4	5	3271	3271	3	Two	2008	132,422	9	\$ 770,000
Denver	2	5	2207	2757	2	Two	1922	6,350	7	\$ 750,000
Broomfield	5	5	3243	4558	3	Two	2006	9,560	43	\$ 725,000
Wheat Ridge	3	4	2233	3070	2	Two	1954	13,000	5	\$ 670,500
Littleton	3	4	2282	2282	0	Two	1977	9,283	5	\$ 656,000
Larkspur	4	4	2069	3387	3	One	1998	39,204	2	\$ 650,000
Aurora	4	4	2224	3045	2	Two	2018	3,776	4	\$ 640,000
Highlands Ranch	3	5	2763	3860	3	Two	1993	9,540	6	\$ 620,000
Castle Rock	4	5	2715	3640	2	Two	2020	5,881	103	\$ 618,969
Denver	2	4	1600	1600	1	Two	1890	3,750	10	\$ 615,000
Thornton	4	5	2840	4135	3	Two	2002	6,025	1	\$ 600,000
Longmont	4	4	1690	2554	3	Two	1994	8,913	47	\$ 565,000
Highlands Ranch	4	4	2125	2425	2	Two	2003	4,400	1	\$ 540,000
Centennial	3	4	1927	2602	2	Tri-Level	1973	11,282	3	\$ 525,000
Strasburg	2	4	1564	1564	8	One	1974	1,695,791	19	\$ 525,000
Aurora	3	4	2573	2573	2	Two	2020	4,700	229	\$ 525,000
Brighton	3	4	2030	3230	3	One	2020	6,665	2	\$ 512,143
Denver	3	3	1746	1746	2	Two	2004	3,041	18	\$ 500,000
Englewood	2	5	1220	2379	2	One	1957	8,843	13	\$ 490,000
Golden	1	2	1385	1385	0	One	1970	636,412	38	\$ 485,000
Arvada	2	3	999	1924	2	Bi-Level	1968	10,218	4	\$ 475,000
Thornton	4	6	1760	3513	2	One	2016	5,514	71	\$ 469,000
Northglenn	3	4	1868	2187	2	Two	1962	9,600	28	\$ 461,000
Littleton	3	3	1744	1744	2	Two	1982	10,411	17	\$ 455,500
Denver	2	4	1308	1308	2	One	1941	6,350	4	\$ 445,000
Westminster	3	3	1448	1848	2	Multi/Split	1995	4,947	4	\$ 444,000
Commerce City	3	3	2104	2104	3	Two	2003	7,006	3	\$ 440,000
Castle Rock	3	4	1966	1966	2	Two	2020	4,487	20	\$ 434,990
Denver	1	3	930	930	1	One	1953	7,770	16	\$ 425,000
Aurora	4	4	1490	2049	2	Two	1998	6,534	4	\$ 421,100
Aurora	3	3	1547	1547	2	Two	1975	9,845	6	\$ 410,000
Littleton	2	3	1147	1147	2	One	1984	5,650	1	\$ 385,000
Commerce City	3	3	1782	1782	2	Two	2001	5,725	2	\$ 381,000
Denver	2	2	936	936	0	One	1929	6,240	12	\$ 375,500
Parker	1	3	1192	1192	2	Two	1982	5,227	4	\$ 365,000
Thornton	2	3	1363	1363	1	One	1955	6,400	3	\$ 360,000
Denver	2	2	656	656	2	One	1924	5,360	33	\$ 355,000
Denver	1	2	983	1199	1	One	1950	6,600	52	\$ 330,000

**Sampling of Data From The Multiple Listing Service For Single Family Homes Which Closed On 12/10/2020.**

**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.**

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



**January  
2021**

# The Latest News From Your Real Estate Experts



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"Still Your House Hubby Too"



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

**Pending**



**19 S. Millbrook St.**  
**Aurora**  
Asking Price \$395,000

**We ♥ Referrals!!!**

If you know someone who needs to sell their home or if you know of someone looking to buy a home, please let us know and give them our number!

**303-775-7466**



**Let's Make Your  
Home The Next  
Photo Here**

**What Our Former Clients Are Saying:**

*Wade and Jeffrey were amazing to work with. We sold 2 homes with them, and purchased 1. They make the stressful process easy. Tim and Amy*

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