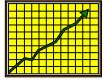


July 2020

The Latest News From Jeffrey and Wade



2nd 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 Second Quarter of 2020 and the Average Price Sold for all the counties in 2020. Below is a breakdown of the average price per home per county for 2nd Quarter 2019 vs 2nd Quarter 2020.

	Apr-19	Apr-20	May-19	May-20	Jun-19	Jun-20	2nd Qtr 2019	2nd Qtr 2020
Adams	\$ 407,062	\$ 440,418	\$ 407,372	\$ 426,175	\$ 404,340	\$ 424,865	\$ 406,240	\$ 430,051
Arapahoe	\$ 532,669	\$ 501,568	\$ 517,145	\$ 498,223	\$ 529,888	\$ 524,983	\$ 526,286	\$ 511,323
Boulder	\$ 756,044	\$ 692,426	\$ 673,792	\$ 702,165	\$ 671,785	\$ 710,397	\$ 695,380	\$ 702,917
Broomfield	\$ 554,909	\$ 565,175	\$ 583,131	\$ 551,092	\$ 561,935	\$ 624,285	\$ 567,152	\$ 589,203
Denver	\$ 637,525	\$ 623,324	\$ 634,938	\$ 615,091	\$ 615,209	\$ 618,408	\$ 629,113	\$ 618,934
Douglas	\$ 580,621	\$ 605,365	\$ 603,762	\$ 584,845	\$ 610,897	\$ 607,174	\$ 599,572	\$ 600,330
Jefferson	\$ 552,113	\$ 551,914	\$ 547,868	\$ 541,665	\$ 554,777	\$ 574,619	\$ 551,480	\$ 559,542
7 Counties	\$ 553,717	\$ 551,229	\$ 554,858	\$ 545,050	\$ 551,638	\$ 562,563	\$ 553,418	\$ 554,662

Looking at the above numbers you will see the 7 County Average was down for April and May but up for June and ended the Second Quarter higher. Second Quarter 2019 vs Second Quarter shows that the average home price sold for \$1,244 more in 2020 than in 2019. You will see on Page 2 that it also took 8 days less on the market in 2020. Adams' Average Price has dropped each month from the previous month while Boulder's Average Price has increased each month from the previous month in the Second Quarter of 2020. April 2020 Average Price was down \$2,488 from April 2019 and May 2020 was down \$9,808 from May 2019; however June 2020 Average Price was up \$10,925 and the Quarter ended up as mentioned above. Also the number of days the home was on the market was down 8 days in 2nd Quarter of 2020 to an Average of 21 Days on the Market for the 7 Counties. Also by looking at Page 2 you will see that we have sold 2,229 less homes in the Second Quarter of 2020 vs Second Quarter of 2019. April was down 754 homes, May was down 1718 homes; however June 2020 vs 2019 was up 243 homes. This is great news as we still deal with the Coronavirus. Lets see if this trend continues thru the summer and into the fall and winter of this year. If you would like to know what your home might be worth or if you need help with selling a home or buying, please give us a call or email us to help you or a friend. *Please see the table on page 2.*



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<i>Apr-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	521	\$ 439,716	\$ 440,418	\$ 702	4	3	1,808	2,653	1992	20
Arapahoe	535	\$ 503,249	\$ 501,568	\$ (1,681)	4	3	1,933	2,745	1984	17
Boulder	160	\$ 696,710	\$ 692,426	\$ (4,284)	4	3	2,135	3,126	1989	28
Broomfield	78	\$ 564,937	\$ 565,175	\$ 238	4	3	2,074	3,142	1997	24
Denver	474	\$ 626,027	\$ 623,324	\$ (2,703)	3	3	1,590	2,262	1956	15
Douglas	482	\$ 609,111	\$ 605,365	\$ (3,746)	4	4	2,351	3,516	2003	26
Jefferson	517	\$ 551,220	\$ 551,914	\$ 694	4	3	1,859	2,684	1978	15
7 Counties	2767	\$ 552,648	\$ 551,229	\$ (1,420)	4	3	1,925	2,801	1984	19

<i>May-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	437	\$ 426,726	\$ 426,175	\$ (551)	4	3	1,743	2,501	1991	19
Arapahoe	465	\$ 501,777	\$ 498,223	\$ (3,554)	4	3	1,925	2,785	1987	20
Boulder	165	\$ 712,345	\$ 702,165	\$ (10,180)	4	3	2,154	3,123	1990	32
Broomfield	53	\$ 558,089	\$ 551,092	\$ (6,997)	4	3	2,068	2,999	1999	28
Denver	431	\$ 623,405	\$ 615,091	\$ (8,314)	3	3	1,572	2,254	1957	19
Douglas	475	\$ 589,262	\$ 584,845	\$ (4,417)	4	4	2,309	3,435	2002	30
Jefferson	476	\$ 546,622	\$ 541,665	\$ (4,957)	4	3	1,825	2,646	1975	20
7 Counties	2502	\$ 549,840	\$ 545,050	\$ (4,790)	4	3	1,904	2,768	1984	23

<i>Jun-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	715	\$ 424,567	\$ 424,865	\$ 298	4	3	1,761	2,516	1990	21
Arapahoe	828	\$ 526,595	\$ 524,983	\$ (1,612)	4	3	1,946	2,809	1984	18
Boulder	241	\$ 714,714	\$ 710,397	\$ (4,317)	4	3	2,057	2,979	1986	25
Broomfield	111	\$ 626,904	\$ 624,285	\$ (2,619)	4	3	2,211	3,242	1996	26
Denver	806	\$ 622,585	\$ 618,408	\$ (4,177)	3	2	1,558	2,199	1955	20
Douglas	720	\$ 611,746	\$ 607,174	\$ (4,572)	4	4	2,360	3,494	2002	28
Jefferson	826	\$ 576,851	\$ 574,619	\$ (2,232)	4	3	1,888	2,729	1977	20
7 Counties	4247	\$ 565,142	\$ 562,563	\$ (2,579)	4	3	1,913	2,765	1982	22

<i>2nd 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	1673	\$ 429,849	\$ 430,051	\$ 202	4	3	1,771	2,555	1991	20
Arapahoe	1828	\$ 513,449	\$ 511,323	\$ (2,126)	4	3	1,937	2,784	1985	18
Boulder	566	\$ 708,934	\$ 702,917	\$ (6,017)	4	3	2,107	3,063	1988	28
Broomfield	242	\$ 591,860	\$ 589,203	\$ (2,657)	4	3	2,136	3,157	1997	26
Denver	1711	\$ 623,745	\$ 618,934	\$ (4,811)	3	3	1,570	2,230	1956	18
Douglas	1677	\$ 604,620	\$ 600,330	\$ (4,291)	4	4	2,343	3,484	2002	28
Jefferson	1819	\$ 561,656	\$ 559,542	\$ (2,113)	4	3	1,863	2,694	1977	19
7 Counties	9516	\$ 557,486	\$ 554,662	\$ (2,823)	4	3	1,914	2,776	1983	21

<i>2nd 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	1997	\$ 406,860	\$ 406,240	\$ (620)	4	3	1,746	2,547	1990	32
Arapahoe	2407	\$ 530,171	\$ 526,286	\$ (3,885)	4	3	1,989	2,919	1984	26
Boulder	720	\$ 703,807	\$ 695,380	\$ (8,427)	4	3	2,033	2,937	1986	33
Broomfield	334	\$ 570,343	\$ 567,152	\$ (3,191)	4	3	2,153	3,194	1997	29
Denver	2216	\$ 635,646	\$ 629,113	\$ (6,533)	3	3	1,652	2,352	1956	28
Douglas	1925	\$ 605,008	\$ 599,572	\$ (5,436)	4	4	2,388	3,589	2002	34
Jefferson	2146	\$ 554,097	\$ 551,480	\$ (2,617)	4	3	1,923	2,794	1979	23
7 Counties	11745	\$ 557,529	\$ 553,418	\$ (4,111)	4	3	1,945	2,845	1982	29

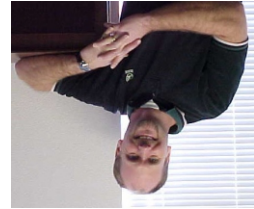
Quick Glance At Home Prices In The Denver Metro Area

City	Baths	Beds	SF Above	SF Total	Garage Levels	Yr Blt	Lot SF	DOM	Sold Price
Littleton	7	5	5984	9134	4 Two	2005	41,643	23	\$ 2,835,000
Denver	5	5	2631	3945	2 Two	2019	4,985	55	\$ 1,410,000
Littleton	5	4	2638	5276	3 One	1987	39,557	37	\$ 1,295,000
Denver	5	5	3350	5021	3 Two	2012	6,222	5	\$ 1,055,000
Broomfield	5	5	3136	4689	3 Two	2014	7,196	59	\$ 1,020,000
Broomfield	5	6	3488	5254	3 Two	2011	11,038	2	\$ 980,000
Golden	6	6	3927	5814	3 Two	1991	9,017	31	\$ 978,000
Castle Rock	4	5	2878	4873	3 Two	1993	5,663	6	\$ 875,900
Denver	5	5	2453	2453	0 Three Or More	2019	3,120	123	\$ 799,900
Denver	3	5	1358	2716	2 One	1929	7,053	4	\$ 750,000
Brighton	4	4	2417	3736	3 Two	1999	72,310	10	\$ 725,000
Denver	3	5	1956	2712	2 Tri-Level	1956	8,280	21	\$ 682,000
Arvada	3	2	2162	3686	2 One	2007	3,600	47	\$ 625,000
Aurora	4	5	2996	4681	3 Two	2000	10,019	5	\$ 610,000
Thornton	3	4	3353	4624	3 Two	2013	6,825	16	\$ 590,000
Arvada	3	4	2212	2212	2 Two	1962	16,083	5	\$ 555,000
Aurora	3	5	2811	3925	3 Two	2001	7,841	60	\$ 510,000
Denver	2	5	1988	2273	2 Two	1896	5,750	6	\$ 505,000
Aurora	3	3	2566	3795	3 Two	2001	7,841	4	\$ 485,000
Centennial	3	3	1628	1628	2 Tri-Level	1967	13,809	4	\$ 481,000
Arvada	2	3	1225	2058	4 One	1971	9,714	1	\$ 476,000
Lakewood	2	3	1917	1917	2 Bi-Level	1972	7,872	11	\$ 450,000
Thornton	3	4	2218	2218	3 Two	2003	7,614	11	\$ 438,500
Commerce City	3	4	2298	3304	3 Two	2007	11,260	4	\$ 435,000
Aurora	3	5	2960	2960	2 Bi-Level	1968	10,846	35	\$ 426,000
Parker	3	3	1346	1730	2 Multi/Split	1995	4,269	1	\$ 425,000
Aurora	4	4	2085	2679	2 Two	1991	5,009	14	\$ 420,000
Littleton	2	3	880	1408	0 One	1926	8,625	4	\$ 413,000
Castle Rock	3	3	1499	1499	2 Two	2005	5,881	1	\$ 407,000
Arvada	2	4	1080	2160	1 One	1962	7,197	4	\$ 406,500
Wheat Ridge	2	2	971	971	0 One	1956	6,544	2	\$ 400,000
Lakewood	2	3	1066	2132	2 One	1962	8,823	0	\$ 385,000
Centennial	2	4	1380	1801	2 Tri-Level	1984	6,360	35	\$ 384,000
Brighton	3	3	1729	2709	2 Tri-Level	2005	6,600	14	\$ 382,500
Aurora	2	4	1313	2626	2 One	1972	9,888	5	\$ 376,100
Aurora	2	3	1312	1376	2 Tri-Level	1982	5,793	7	\$ 370,000
Aurora	2	3	864	1724	2 One	1983	5,750	5	\$ 360,500
Englewood	2	3	936	1872	0 One	1959	5,706	18	\$ 355,000
Aurora	2	3	1154	1154	1 Bi-Level	1979	4,269	2	\$ 326,000
Thornton	2	3	1130	1130	0 One	1954	7,200	4	\$ 325,000
Lakewood	2	3	1080	1080	2 One	1940	9,505	14	\$ 320,000
Denver	2	2	850	1700	2 One	1959	15,840	5	\$ 313,000
Denver	1	2	869	1022	0 One	1909	9,370	4	\$ 278,500

Sampling of Data From The Multiple Listing Service For Single Family Homes Which Closed On 06/09/2020.

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.

July 2020



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The Latest News From Your Real Estate Experts



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