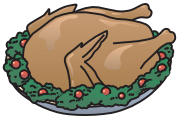


November 2019

The Latest News From Jeffrey and Wade



Historical Thanksgiving Dinner

According to what traditionally is known as “The First Thanksgiving,” the 1621 feast between the Pilgrims and the Wampanoag at Plymouth Colony contained waterfowl, venison, ham, lobster, clams, berries, fruit, pumpkin, and squash. William Bradford noted that, “besides waterfowl, there was great store of wild turkeys, of which they took many.” Many of the foods that were included in the first feast (except, notably, the seafood) have since gone on to become staples of the modern Thanksgiving dinner. Early feast of the Order of Good Cheer, a French Canadian predecessor to the modern Thanksgiving, featured a potluck dinner with freshly-hunted fowl, game, and fish, hunted and shared by both French Canadians and local natives.

The use of the turkey in the US for Thanksgiving precedes Lincoln's nationalization of the holiday in 1863. Alexander Hamilton proclaimed that no “Citizen of the United States should refrain from turkey on Thanksgiving Day,” and Benjamin Franklin had high regard for the wild turkey as an American icon, but turkey was uncommon as Thanksgiving fare until after 1800. By 1857, turkey had become part of the traditional dinner in New England.

The White House Cook Book, 1887, by Mrs. F.L. Gillette, et al, had the following menu: oysters on half shell, cream of chicken soup, fried smelts, sauce tartare, roast turkey, cranberry sauce, mashed potatoes, baked squash, boiled onion, parsnip fritters, olives, chicken salad, venison pastry, pumpkin pie, mince pie, Charlotte russe, almond ice cream, lemon jelly hickory nut cake, cheese, fruits and coffee.

From Wikipedia, the free encyclopedia



Cranberry Pomegranate Relish

Ingredients

- 2 teaspoons vegetable oil
- 1 large shallot, finely chopped
- 1 bag (12 ounces) fresh or frozen cranberries
- 1 cup pomegranate juice
- 1/2 cup packed dark-brown sugar
- Coarse salt and ground pepper
- 1/2 cup pomegranate seeds (optional)

Instructions

In a medium saucepan, heat oil over medium-high. Add shallot; cook, stirring constantly, until softened, 3 minutes. Add cranberries, pomegranate juice, and brown sugar; season with salt and pepper. Bring to a boil, then reduce to a simmer and cook, stirring occasionally, until cranberries have burst and sauce is slightly thickened, 10 minutes. Remove from heat. Stir in pomegranate seeds (if using). Let cool to room temperature before serving.

Prep: 5 Min. Total Time: 20 Min. Makes 2 Cups

Great for Thanksgiving!



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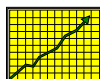
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Still
“Your House Hubby”

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2019 Third Quarter Housing Stats

Below 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 foot of the home above ground, the total square footage, the year built, and days on the market.

1st Quarter	# Sold	List Price	Sold Price	Difference	Beds	Baths	Above SF	Total SF	Year Built	DOM
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

2nd Quarter	# Sold	List Price	Sold Price	Difference	Beds	Baths	Above SF	Total SF	Year Built	DOM
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

3rd Quarter	# Sold	List Price	Sold Price	Difference	Beds	Baths	Above SF	Total SF	Year Built	DOM
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
7 Counties	11380	\$ 547,368	\$ 540,678	\$ (6,690)	4	3	1,915	2,810	1982	32

Five of the Metro Counties' average prices have decreased since the second quarter of this year while 2 of the Metro Country, Boulder and Adams has increased some value on the Average. Overall the 7 Metro Counties' average prices have decreased by \$12,741 over the last 3 months bringing the average 4 bedroom/3 bathroom, 1915 above ground sq. ft., 2810 total sq. ft. price for a home in the metro to \$540,678; and the number of days on the market on average increased from 29 days last quarter to 32 days. Boulder County has the highest average price for a home at \$733,379 while Adams has the most affordable average price at \$412,491. We peaked on the number of homes sold in the metro area in second quarter with 11,745 homes sold in April, May, and June; which is normal for the Denver metro area. We still had strong sales in the third quarter with 11,380 homes sold which was only down 369 homes from 2nd quarter; July was the highest month of the quarter with 4119 sold. Also on average the shortest day's on the market (DOM) was June with only 25 DOM while as of September it took 38 DOM for a home to sell on average. In the second quarter sellers got \$4,111 less for their home on average than they were asking verses in 3rd quarter that difference increased to \$6,690. If you have any questions, please do not hesitate to contact Jeffrey or Wade.

County	2nd Qtr 2019	3rd Qtr 2019	Difference
Adams	\$ 406,240	\$ 412,491	\$ 6,251
Arapahoe	\$ 526,286	\$ 501,680	\$ (24,607)
Boulder	\$ 695,380	\$ 733,379	\$ 37,999
Broomfield	\$ 567,152	\$ 564,265	\$ (2,888)
Denver	\$ 629,113	\$ 596,932	\$ (32,181)
Douglas	\$ 599,572	\$ 590,118	\$ (9,453)
Jefferson	\$ 551,480	\$ 538,833	\$ (12,647)
7 County Average	\$ 553,418	\$ 540,678	\$ (12,741)

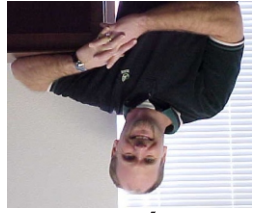
Quick Glance At Home Prices In The Denver Metro Area

City	Baths	Beds	SF Above	SF Total	Garage	Style	Yr Blt	Lot SF	DOM	Sold Price
Boulder	4	3	4323	4323	6	Multi-Level	1989	85,298	124	\$ 1,755,000
Cherry Hills Village	3	4	2517	3607	2	Ranch/1 Story	1955	36,634	9	\$ 1,655,000
Castle Rock	4	4	2800	5228	2	Ranch/1 Story	2019	9,932	0	\$ 1,178,931
Castle Rock	4	4	2133	4198	2	Ranch/1 Story	2019	9,932	0	\$ 1,174,301
Boulder	4	4	2086	3129	0	2 Story	1907	5,670	127	\$ 1,050,000
Centennial	5	5	4156	5781	3	2 Story	1983	55,321	19	\$ 878,000
Larkspur	4	4	2410	4077	2	2 Story	1975	71,874	5	\$ 781,500
Aurora	5	6	3855	5666	3	2 Story	2016	11,694	8	\$ 762,000
Morrison	2	3	1345	1903	2	2 Story	1872	5,845	2	\$ 690,000
Hudson	3	5	2020	4040	2	Ranch/1 Story	1989	1,619,997	0	\$ 670,000
Broomfield	4	5	3790	4510	3	2 Story	2004	10,243	0	\$ 669,900
Aurora	4	4	2698	2698	2	Tri-Level	1974	98,881	5	\$ 665,000
Denver	4	4	2393	3195	2	Ranch/1 Story	1961	9,150	17	\$ 658,800
Evergreen	2	4	2433	2433	2	2 Story	1961	35,284	52	\$ 639,000
Centennial	3	5	2441	3314	2	Tri-Level	1979	10,585	62	\$ 615,000
Parker	4	3	2393	3920	3	Ranch/1 Story	2014	7,710	181	\$ 585,000
Castle Rock	4	5	2823	4305	3	2 Story	2008	5,924	134	\$ 575,000
Castle Rock	3	3	2194	4314	3	Ranch/1 Story	2010	10,237	87	\$ 520,000
Thornton	4	4	2964	4515	3	2 Story	2006	7,000	9	\$ 494,000
Commerce City	4	4	2576	3694	3	2 Story	2019	5,777	7	\$ 469,900
Thornton	3	4	2033	2761	3	2 Story	1999	7,223	12	\$ 460,000
Arvada	3	4	1816	2656	2	2 Story	1971	7,388	47	\$ 455,000
Arvada	3	4	1775	1775	2	Tri-Level	1969	13,406	5	\$ 452,330
Castle Rock	3	4	1374	2703	2	Ranch/1 Story	1979	10,237	4	\$ 450,000
Longmont	3	3	1839	2515	3	Multi-Level	1999	10,772	7	\$ 449,000
Castle Rock	3	3	1979	3028	2	2 Story	2003	5,184	27	\$ 445,000
Castle Rock	2	3	1698	3022	2	Ranch/1 Story	2018	5,358	99	\$ 417,990
Allenspark	2	3	1944	1944	2	Raised Ranch	1974	234,420	136	\$ 403,500
Littleton	2	4	1126	2252	2	Ranch/1 Story	1973	10,939	2	\$ 400,000
Commerce City	4	5	2140	2840	2	2 Story	2004	5,556	5	\$ 400,000
Aurora	3	4	1813	2989	2	Ranch/1 Story	1983	9,627	11	\$ 384,900
Commerce City	3	3	1716	2050	2	2 Story	2004	5,916	50	\$ 383,000
Aurora	3	3	1564	2063	3	Tri-Level	1983	7,057	38	\$ 380,000
Brighton	3	4	2224	2224	2	Bi-Level	1978	9,600	19	\$ 379,900
Commerce City	3	4	2214	3166	2	2 Story	2003	6,292	20	\$ 370,000
Arvada	1	2	743	743	2	Ranch/1 Story	1951	5,743	5	\$ 351,000
Westminster	1	3	936	936	2	Ranch/1 Story	1983	6,944	4	\$ 330,000
Aurora	2	3	829	1604	2	Bi-Level	1987	4,756	55	\$ 329,000
Longmont	2	2	1422	2107	2	2 Story	1977	3,962	4	\$ 325,000
Denver	1	3	1169	1169	0	Ranch/1 Story	1955	6,000	18	\$ 320,500
Aurora	2	3	1268	1268	2	Ranch/1 Story	1978	13,373	95	\$ 319,000
Federal Heights	2	3	1439	1439	2	Ranch/1 Story	1966	13,600	25	\$ 311,000
Denver	2	3	830	1660	0	Ranch/1 Story	1955	6,070	6	\$ 305,300
Aurora	1	3	1032	1032	1	Ranch/1 Story	1954	6,316	15	\$ 290,000
Commerce City	1	3	1297	1297	0	Ranch/1 Story	1957	7,500	8	\$ 280,500

Sampling of Data From The Multiple Listing Service For Single Family Homes Which Closed On 10/02/2019.

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.

November 2019



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The Latest News From Your Real Estate Experts



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