

# April 2021

# The Latest News From Jeffrey and Wade



## 1st Quarter 2021 Housing Stats

Below and 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. On page 2 find the Average Price Sold for each county per month in the First Quarter of 2021. You will notice that the average price Single Family Homes (SFR) Sold for in 1st Quarter of 2021 was \$650,778 for the 7 counties. We had 7864 SFR that sold in the quarter along with 2626 Condos/Townhomes. We sold 60 less SFR in 1st Qrt 2021 than in 1st Qrt 2020 and that more than likely is just because of the lack of homes to sell. As of today (4/6/21) we have 1996 homes (SFR, Condos, Townhouses) for sale and if you remember for our February Newsletter we normally sell about 5100 per month which means we have 11.7 days of homes to sell. This lack of inventory not only has pushed prices up on SFR by \$96,175 from 1st Qrt 2020 to 1st Qrt 2021 but also reduced the number of DOM by 17 to an average of 18 DOM in 1st Qrt of 2021. Below you will find the averages for Condos and Townhouses for this quarter vs last quarter and a year ago. If you have any questions regarding any of this information please reach out to us.

### Condos

1st Quarter	# Sold	List Price	Sold Price	Difference	Beds	Baths	Above SF	Total SF	Year Built	DOM
Adams	225	\$ 268,941	\$ 272,448	\$ 3,507	2	2	1,143	1,221	1994	18
Arapahoe	621	\$ 273,996	\$ 275,452	\$ 1,456	2	2	1,102	1,174	1990	26
Boulder	89	\$ 409,709	\$ 405,506	\$ (4,203)	2	2	1,016	1,147	1985	45
Broomfield	12	\$ 329,658	\$ 330,625	\$ 967	2	2	1,122	1,171	2004	21
Denver	907	\$ 433,244	\$ 429,474	\$ (3,770)	2	2	1,058	1,096	1979	45
Douglas	134	\$ 351,456	\$ 356,009	\$ 4,553	2	2	1,253	1,361	2004	10
Jefferson	305	\$ 291,418	\$ 296,711	\$ 5,293	2	2	1,033	1,129	1985	17
<b>7 Counties</b>	<b>2293</b>	<b>\$ 348,919</b>	<b>\$ 348,953</b>	<b>\$ 34</b>	<b>2</b>	<b>2</b>	<b>1,085</b>	<b>1,151</b>	<b>1986</b>	<b>31</b>
1st Quarter 2020	1861	\$ 323,751	\$ 319,927	\$ (3,824)	2	2	1,097	1,173	1986	36
4th Quarter 2020	2401	\$ 329,517	\$ 326,709	\$ (2,808)	2	2	1,117	1,221	1986	33

### Townhomes

1st Quarter	# Sold	List Price	Sold Price	Difference	Beds	Baths	Above SF	Total SF	Year Built	DOM
Adams	47	\$ 339,484	\$ 346,538	\$ 7,054	3	3	1,387	1,610	2007	9
Arapahoe	40	\$ 351,226	\$ 361,066	\$ 9,840	3	3	1,425	1,752	1989	12
Boulder	8	\$ 492,928	\$ 492,464	\$ (464)	3	3	1,563	1,985	2006	30
Broomfield	2	\$ 419,950	\$ 419,500	\$ (450)	2	3	1,460	1,831	2006	4
Denver	123	\$ 622,890	\$ 626,181	\$ 3,291	3	3	1,610	1,745	1999	33
Douglas	17	\$ 410,289	\$ 413,752	\$ 3,463	3	3	1,421	1,704	2006	32
Jefferson	96	\$ 383,737	\$ 391,010	\$ 7,273	3	3	1,309	1,458	1999	28
<b>7 Counties</b>	<b>333</b>	<b>\$ 466,118</b>	<b>\$ 471,771</b>	<b>\$ 5,653</b>	<b>3</b>	<b>3</b>	<b>1,458</b>	<b>1,648</b>	<b>2000</b>	<b>25</b>
1st Quarter 2020	446	\$ 378,186	\$ 377,709	\$ (477)	3	3	1,360	1,659	1991	13
4th Quarter 2020	482	\$ 424,010	\$ 423,486	\$ (524)	3	3	1,383	1,691	1994	25



**Home Gnome Realty**  
**Wade Renquist & Jeffrey Jacobson**  
**Team Jeff & Wade's Number:**

**303-775-7466**

**Wade's Cell 702-205-3603**

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

**Jeffrey's Cell 702-300-1440**

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

**"Still Your House Hubby Too"**



## First Quarter of 2021 Single Family Home Stats

<i>Jan-21</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	400	\$ 450,640	\$ 457,090	\$ 6,450	4	3	1,777	2,602	1990	17
Arapahoe	423	\$ 650,893	\$ 645,984	\$ (4,909)	4	3	2,071	2,961	1984	20
Boulder	67	\$ 817,491	\$ 798,169	\$ (19,322)	4	3	2,131	3,138	1989	39
Broomfield	45	\$ 578,611	\$ 587,951	\$ 9,340	4	3	2,048	2,896	1995	20
Denver	442	\$ 690,157	\$ 690,119	\$ (38)	3	3	1,670	2,329	1959	24
Douglas	291	\$ 708,977	\$ 711,422	\$ 2,445	4	4	2,485	3,710	2002	25
Jefferson	361	\$ 641,830	\$ 642,683	\$ 853	4	3	1,941	2,808	1975	19
<b>7 Counties</b>	<b>2029</b>	<b>\$ 630,584</b>	<b>\$ 630,896</b>	<b>\$ 311</b>	<b>4</b>	<b>3</b>	<b>1,963</b>	<b>2,837</b>	<b>1981</b>	<b>21</b>

<i>Feb-21</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	474	\$ 455,965	\$ 466,512	\$ 10,547	4	3	1,685	2,455	1990	15
Arapahoe	521	\$ 551,972	\$ 563,218	\$ 11,246	4	3	1,861	2,714	1984	16
Boulder	87	\$ 868,738	\$ 863,237	\$ (5,501)	4	3	2,180	2,942	1982	35
Broomfield	54	\$ 678,243	\$ 685,143	\$ 6,900	4	3	2,271	3,293	1999	23
Denver	519	\$ 715,869	\$ 730,059	\$ 14,190	3	3	1,660	2,314	1958	21
Douglas	396	\$ 710,349	\$ 722,870	\$ 12,521	4	4	2,426	3,701	2002	20
Jefferson	436	\$ 635,180	\$ 651,294	\$ 16,114	4	3	1,891	2,751	1977	19
<b>7 Counties</b>	<b>2487</b>	<b>\$ 621,505</b>	<b>\$ 633,608</b>	<b>\$ 12,103</b>	<b>4</b>	<b>3</b>	<b>1,901</b>	<b>2,765</b>	<b>1982</b>	<b>19</b>

<i>Mar-21</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	629	\$ 473,725	\$ 488,779	\$ 15,054	4	3	1,788	2,556	1991	15
Arapahoe	624	\$ 586,991	\$ 609,466	\$ 22,475	4	3	2,038	2,920	1986	13
Boulder	119	\$ 989,262	\$ 996,978	\$ 7,716	4	3	2,197	3,080	1981	32
Broomfield	82	\$ 680,334	\$ 699,147	\$ 18,813	4	3	2,169	3,243	1999	13
Denver	706	\$ 769,351	\$ 790,614	\$ 21,263	4	3	1,738	2,421	1955	16
Douglas	601	\$ 717,700	\$ 735,552	\$ 17,852	4	4	2,443	3,602	2003	17
Jefferson	587	\$ 647,893	\$ 677,832	\$ 29,939	4	3	1,894	2,762	1976	11
<b>7 Counties</b>	<b>3348</b>	<b>\$ 654,892</b>	<b>\$ 675,581</b>	<b>\$ 20,690</b>	<b>4</b>	<b>3</b>	<b>1,984</b>	<b>2,855</b>	<b>1982</b>	<b>15</b>

<i>1st Quarter 2021</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	1503	\$ 461,980	\$ 473,323	\$ 11,343	4	3	1,753	2,536	1990	16
Arapahoe	1568	\$ 592,594	\$ 603,951	\$ 11,357	4	3	1,988	2,863	1985	16
Boulder	273	\$ 908,697	\$ 905,565	\$ (3,132)	4	3	2,175	3,050	1983	35
Broomfield	181	\$ 654,420	\$ 667,324	\$ 12,904	4	3	2,169	3,172	1998	18
Denver	1667	\$ 731,702	\$ 745,115	\$ 13,413	3	3	1,696	2,363	1957	20
Douglas	1288	\$ 713,469	\$ 726,201	\$ 12,732	4	4	2,447	3,657	2002	20
Jefferson	1384	\$ 642,307	\$ 660,304	\$ 17,997	4	3	1,905	2,771	1976	16
<b>7 Counties</b>	<b>7864</b>	<b>\$ 638,062</b>	<b>\$ 650,778</b>	<b>\$ 12,716</b>	<b>4</b>	<b>3</b>	<b>1,952</b>	<b>2,822</b>	<b>1982</b>	<b>18</b>

<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
<b>7 Counties</b>	<b>7924</b>	<b>\$ 557,851</b>	<b>\$ 554,603</b>	<b>\$ (3,249)</b>	<b>4</b>	<b>3</b>	<b>1,935</b>	<b>2,828</b>	<b>1983</b>	<b>35</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
Littleton	6	4	3735	7125	2	One	1986	22,172	12	\$ 1,700,000
Castle Rock	6	4	3328	6628	3	One	2003	196,020	4	\$ 1,400,000
Parker	7	5	4063	6712	3	Two	2006	22,651	3	\$ 1,350,000
Parker	4	4	2405	4589	4	One	2020	55,838	111	\$ 1,062,751
Denver	5	6	3027	4079	2	Two	1967	10,300	84	\$ 945,000
Erie	5	5	3611	5388	3	Two	2017	9,110	1	\$ 865,000
Denver	4	4	2046	2903	2	Two	2007	4,365	4	\$ 840,000
Centennial	3	4	1929	3029	2	One	1960	1,368	0	\$ 800,000
Aurora	5	4	3680	4870	4	Two	2004	11,326	0	\$ 770,000
Denver	2	5	883	1766	2	Two	1953	6,430	146	\$ 750,000
Louisville	4	4	1506	1954	2	Two	1992	4,786	5	\$ 737,000
Denver	2	3	1675	1825	2	Two	1890	3,125	4	\$ 700,000
Denver	4	4	1812	2541	0	Two	2008	3,145	4	\$ 685,000
Castle Rock	3	3	2114	3687	3	One	2008	7,971	3	\$ 675,000
Centennial	4	5	2142	3388	2	Two	1977	13,721	7	\$ 660,000
Parker	4	5	2532	3867	3	Two	1993	19,166	0	\$ 641,000
Parker	4	4	2617	3930	3	Three Or More	1994	10,454	3	\$ 635,000
Morrison	3	5	2172	2848	2	Multi/Split	1976	7,841	3	\$ 618,000
Westminster	3	3	1516	1972	2	Two	1995	7,405	4	\$ 601,000
Parker	2	3	1654	3183	2	One	2018	5,271	4	\$ 580,000
Aurora	2	3	1821	3642	2	One	2021	6,248	27	\$ 565,584
Aurora	4	5	2060	2876	2	Two	1982	7,057	6	\$ 552,700
Thornton	4	3	2583	3303	3	Two	2001	7,791	14	\$ 550,000
Littleton	2	3	1032	1032	1	One	1952	6,447	4	\$ 530,000
Aurora	4	3	2292	3081	2	Two	2013	7,150	4	\$ 528,000
Aurora	3	5	2314	3354	2	Two	2005	5,719	4	\$ 525,000
Denver	2	2	933	1166	1	One	1947	7,500	4	\$ 523,500
Highlands Ranch	0	4	1409	1660	2	Tri-Level	1994	5,576	4	\$ 507,000
Westminster	2	3	1025	2050	1	One	1960	18,155	4	\$ 501,500
Aurora	3	4	1687	2308	6	Tri-Level	1975	9,060	6	\$ 490,000
Castle Rock	3	5	2296	2296	2	Two	2021	5,271	8	\$ 485,820
Denver	1	3	1237	1237	0	One	1956	7,405	4	\$ 472,000
Longmont	2	2	1243	1243	2	One	1983	6,965	6	\$ 467,000
Westminster	2	3	1620	1620	2	Bi-Level	1977	7,668	5	\$ 464,250
Thornton	2	3	1450	2900	2	One	2020	7,800	4	\$ 455,000
Commerce City	3	4	1530	2303	2	Two	2010	4,938	7	\$ 436,000
Broomfield	1	3	988	1976	1	One	1976	10,043	0	\$ 430,000
Parker	2	3	1668	1668	2	Bi-Level	1982	5,227	3	\$ 403,000
Denver	2	3	1386	1386	0	Multi/Split	1971	7,200	4	\$ 400,000
Denver	3	3	1160	2320	0	One	1957	8,400	5	\$ 373,000
Bennett	2	4	1771	1771	2	One	2020	4,983	25	\$ 368,575
Lakewood	2	5	897	1794	1	One	1956	7,200	2	\$ 346,000
Denver	1	2	666	666	0	One	1937	5,810	2	\$ 340,000

**Sampling of Data From The Multiple Listing Service For Single Family Homes Which Closed On 03/23/2021.**

**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



**April  
2021**

# 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.HomeGnomeRealty.com](http://www.HomeGnomeRealty.com)  
Facebook: Home Gnome Realty  
Twitter: @GnomeRealty

**Wade's Cell 702-205-3603**  
[wade.renquist@HomeGnomeRealty.com](mailto:wade.renquist@HomeGnomeRealty.com)

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



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



### Current Mortgage Rates

On Tuesday, April 6th, 2021, the average APR on a 30-year fixed-rate mortgage rose 7 basis points to 3.119%. The average APR on a 15-year fixed-rate mortgage rose 7 basis points to 2.414% and the average APR for a 5/1 adjustable-rate mortgage (ARM) fell 86 basis points to 2.771%, according to rates provided to NerdWallet by Zillow. The 30-year fixed-rate mortgage is 4 basis points higher than one week ago and 94 basis points lower than one year ago.

Product	Interest rate	APR
30-year fixed rate	3.056%	3.119%
15-year fixed rate	2.309%	2.414%
5/1 ARM rate	2.390%	2.771%

[www.nerdwallet.com](http://www.nerdwallet.com), 4/6/21



On March 15th we printed that the Interest Rate for a 30-year fixed rate was 3.230%. Looking at this rate since March 15th it piked at 3.248% on 3/20 and then fell some to 3.035 on 3/25. Since then it has been fluctuating very slightly up and down for the last couple weeks. Jeffrey & Wade

## 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**

### What Our Former Clients Are Saying:

*The Home Gnome Realty Team Jeff & Wade helped us receive the highest selling price in our neighborhood. People were shocked as to how well they did. They were able to get around 30 showings in 3 days with temps around zero degrees. Great team and follow through. Great advice on Staging and Prep work for putting house on the market too. Marc & Ann*

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