

October 2021

The Latest News From Jeffrey and Wade



3rd 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. We have definitely returned to a more normal seasonal trend; We peaked in 2nd quarter for both the number of single family homes sold and for the price. We peaked at an average sold price of \$729,131 in 2nd qtr and dropped \$16,409 to \$694,350 in 3rd qtr for the 7 County Metro Area. Buyers offered on average \$34,663 over asking in 2nd qtr while that dropped to \$17,790 in the 3rd qtr which still is an anomaly since it is historically more common for buyers to offer less than the seller's asking price. We are averaging 10 days on the market in the 3rd qtr while we were at 8 in the 2nd qtr. Townhomes went from an average of \$487,219 2nd qtr to \$464,930 3rd qtr. Condos are still going up on average from \$383,037 2nd qtr to \$388,480 3rd qtr. See below and page 2 for the stats.

Condos

3rd Quarter	# Sold	List Price	Sold Price	Difference	Beds	Baths	Above SF	Total SF	Year Built	DOM
Adams	256	\$ 303,884	\$ 311,386	\$ 7,502	2	2	1,190	1,312	1997	11
Arapahoe	736	\$ 307,390	\$ 313,947	\$ 6,557	2	2	1,089	1,182	1990	10
Boulder	91	\$ 458,890	\$ 456,265	\$ (2,625)	2	2	997	1,063	1987	17
Broomfield	24	\$ 387,329	\$ 397,001	\$ 9,672	2	2	1,276	1,494	1999	11
Denver	1019	\$ 478,210	\$ 477,436	\$ (774)	2	2	1,086	1,134	1976	24
Douglas	187	\$ 379,008	\$ 388,400	\$ 9,392	2	2	1,278	1,412	2005	8
Jefferson	392	\$ 322,342	\$ 332,084	\$ 9,742	2	2	1,040	1,141	1988	7
7 Counties	2709	\$ 384,233	\$ 388,480	\$ 4,247	2	2	1,101	1,183	1986	15
2nd Quarter 2021	2809	\$ 375,196	\$ 383,037	\$ 7,841	2	2	1,095	1,284	1985	31
3rd Quarter 2020	2863	\$ 325,170	\$ 322,454	\$ (2,716)	2	2	1,106	1,192	1984	11

Townhomes

3rd Quarter	# Sold	List Price	Sold Price	Difference	Beds	Baths	Above SF	Total SF	Year Built	DOM
Adams	41	\$ 350,444	\$ 360,802	\$ 10,358	3	3	1,294	1,674	1992	7
Arapahoe	57	\$ 455,723	\$ 462,776	\$ 7,053	3	3	1,431	1,816	1997	14
Boulder	10	\$ 656,180	\$ 681,721	\$ 25,541	3	3	1,960	2,740	2006	37
Broomfield	6	\$ 434,000	\$ 433,333	\$ (667)	3	3	1,370	1,691	2005	15
Denver	82	\$ 553,780	\$ 565,171	\$ 11,391	2	3	1,506	1,681	1990	21
Douglas	11	\$ 430,404	\$ 437,960	\$ 7,556	3	3	1,357	1,504	2011	18
Jefferson	116	\$ 404,130	\$ 418,641	\$ 14,511	3	3	1,321	1,579	1988	10
7 Counties	324	\$ 452,628	\$ 464,930	\$ 12,302	3	3	1,406	1,693	1992	14
2nd Quarter 2021	331	\$ 470,092	\$ 487,219	\$ 17,127	3	3	1,419	1,678	1993	10
3rd Quarter 2020	537	\$ 408,260	\$ 408,244	\$ (16)	3	3	1,391	1,684	1995	21



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Third Quarter of 2021 Single Family Home Stats

<i>Jul-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	714	\$ 495,551	\$ 515,583	\$ 20,032	4	3	1,748	2,469	1989	6
Arapahoe	818	\$ 597,055	\$ 622,235	\$ 25,180	4	3	1,909	2,741	1982	7
Boulder	155	\$ 926,030	\$ 952,607	\$ 26,577	4	3	2,047	2,857	1985	12
Broomfield	97	\$ 707,156	\$ 734,472	\$ 27,316	4	3	2,111	3,149	1996	6
Denver	808	\$ 770,086	\$ 798,884	\$ 28,798	4	3	1,664	2,349	1956	9
Douglas	739	\$ 746,226	\$ 770,130	\$ 23,904	4	4	2,393	3,594	2001	8
Jefferson	875	\$ 697,107	\$ 726,682	\$ 29,575	4	3	1,874	2,730	1978	7
7 Counties	4206	\$ 674,751	\$ 700,543	\$ 25,792	4	3	1,922	2,781	1981	8

<i>Aug-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	705	\$ 502,808	\$ 516,582	\$ 13,774	4	3	1,688	2,452	1988	9
Arapahoe	820	\$ 598,457	\$ 616,284	\$ 17,827	4	3	1,882	2,728	1984	9
Boulder	122	\$ 907,588	\$ 912,465	\$ 4,877	4	3	2,154	3,078	1988	21
Broomfield	89	\$ 684,637	\$ 700,038	\$ 15,401	4	3	2,007	2,991	1993	8
Denver	801	\$ 762,328	\$ 777,897	\$ 15,569	3	3	1,624	2,321	1955	11
Douglas	716	\$ 761,425	\$ 774,888	\$ 13,463	4	4	2,409	3,586	2001	10
Jefferson	796	\$ 693,922	\$ 711,978	\$ 18,056	4	3	1,854	2,684	1977	9
7 Counties	4049	\$ 673,015	\$ 688,520	\$ 15,504	4	3	1,896	2,759	1981	10

<i>Sep-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	614	\$ 513,525	\$ 525,153	\$ 11,628	4	3	1,755	2,510	1989	11
Arapahoe	826	\$ 647,100	\$ 656,836	\$ 9,736	4	3	1,932	2,804	1984	11
Boulder	140	\$ 819,485	\$ 831,668	\$ 12,183	4	3	2,025	2,864	1988	15
Broomfield	102	\$ 673,973	\$ 691,688	\$ 17,715	4	3	2,014	3,042	1993	12
Denver	652	\$ 752,045	\$ 772,290	\$ 20,245	4	3	1,654	2,322	1955	11
Douglas	657	\$ 773,846	\$ 779,713	\$ 5,867	4	4	2,386	3,589	2001	15
Jefferson	797	\$ 693,529	\$ 702,606	\$ 9,077	4	3	1,875	2,659	1977	12
7 Counties	3788	\$ 682,359	\$ 693,706	\$ 11,347	4	3	1,928	2,788	1982	12

<i>3rd 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	2033	\$ 503,496	\$ 518,820	\$ 15,324	4	3	1,729	2,475	1989	9
Arapahoe	2464	\$ 614,298	\$ 631,854	\$ 17,556	4	3	1,908	2,758	1983	9
Boulder	417	\$ 884,864	\$ 900,260	\$ 15,396	4	3	2,071	2,924	1987	16
Broomfield	288	\$ 688,445	\$ 708,678	\$ 20,234	4	3	2,045	3,062	1994	9
Denver	2261	\$ 762,135	\$ 783,780	\$ 21,645	4	3	1,647	2,331	1955	10
Douglas	2112	\$ 759,971	\$ 774,724	\$ 14,753	4	4	2,396	3,590	2001	11
Jefferson	2468	\$ 694,924	\$ 714,165	\$ 19,240	4	3	1,868	2,692	1977	9
7 Counties	12043	\$ 676,560	\$ 694,350	\$ 17,790	4	3	1,915	2,776	1981	10

<i>3rd 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	2174	\$ 442,944	\$ 445,379	\$ 2,435	4	3	1,801	2,634	1991	18
Arapahoe	2741	\$ 578,183	\$ 575,523	\$ (2,660)	4	3	2,037	2,973	1986	20
Boulder	921	\$ 800,025	\$ 790,993	\$ (9,032)	4	3	2,181	3,117	1985	31
Broomfield	343	\$ 599,328	\$ 599,121	\$ (207)	4	3	2,136	3,163	1998	21
Denver	2504	\$ 676,483	\$ 676,844	\$ 361	3	3	1,681	2,365	1958	20
Douglas	2483	\$ 634,844	\$ 631,192	\$ (3,652)	4	4	2,435	3,637	2002	29
Jefferson	2719	\$ 598,028	\$ 599,187	\$ 1,159	4	3	1,934	2,811	1978	21
7 Counties	13885	\$ 603,992	\$ 602,883	\$ (1,109)	4	3	1,999	2,912	1983	22

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	6	5	3907	5800	3	Two	2007	8,280	5	\$ 2,336,000
Castle Rock	6	5	3909	5876	3	Two	2001	23,958	11	\$ 1,595,000
Golden	4	3	2576	3745	0	Three Or More	1979	50,094	5	\$ 1,450,650
Evergreen	4	4	3945	3945	3	Two	1994	27,442	5	\$ 1,285,000
Boulder	2	2	1315	1315	0	Two	1999	7,000	1	\$ 1,080,000
Highlands Ranch	5	5	3107	4852	3	Two	2001	11,761	3	\$ 980,000
Highlands Ranch	4	4	3277	4407	3	Two	2002	9,583	10	\$ 972,500
Greenwood Village	3	5	2003	3190	2	One	1962	17,772	4	\$ 875,000
Highlands Ranch	5	5	3151	4617	3	Two	2005	7,884	23	\$ 840,000
Golden	3	3	1989	2888	2	One	1994	6,098	24	\$ 725,000
Lakewood	3	3	2250	2950	3	One	1969	9,474	4	\$ 710,000
Castle Rock	3	3	2356	3293	2	Two	2021	6,274	42	\$ 703,144
Littleton	3	4	2170	3130	2	Two	1988	7,700	5	\$ 700,000
Castle Rock	4	7	2750	4171	2	Two	2000	6,970	12	\$ 670,000
Highlands Ranch	3	4	2050	3034	2	Two	1999	5,663	3	\$ 660,000
Littleton	4	3	1890	2837	2	Two	1995	7,773	2	\$ 650,000
Denver	2	3	1046	1926	1	One	1951	6,250	6	\$ 635,000
Thornton	4	4	2402	3389	2	Three Or More	2004	6,500	8	\$ 595,000
Highlands Ranch	4	3	1511	2032	2	Two	1996	5,968	18	\$ 595,000
Denver	1	2	778	980	0			6,250	0	\$ 560,000
Denver	2	3	825	1452	1			4,690	0	\$ 545,000
Centennial	3	4	1988	2558	2	Two	1995	5,140	4	\$ 540,000
Aurora	4	4	1708	2014	3	Two	2000	5,706	70	\$ 536,300
Parker	4	4	1986	2549	2	Three Or More	1993	4,356	11	\$ 530,000
Denver	2	4	1136	2076	2	One	1953	6,640	3	\$ 527,500
Centennial	3	4	1408	2816	2	One	1978	24,829	8	\$ 525,000
Denver	1	4	986	1810	2	One	1952	8,450	5	\$ 517,250
Aurora	3	3	1518	2488	2	Tri-Level	1997	5,227	6	\$ 511,000
Aurora	3	4	2594	2594	2	Bi-Level	1966	9,060	3	\$ 505,000
Broomfield	3	4	1348	2498	1	One	1957	6,970	32	\$ 495,000
Aurora	3	3	1783	2007	3	Tri-Level	1997	7,362	5	\$ 487,000
Brighton	3	3	1563	2043	2	Multi/Split	1995	4,050	5	\$ 485,000
Conifer	2	3	1797	1797	1	One	1956	24,829	22	\$ 470,000
Denver	3	3	1853	1853	2	Two	2006	3,784	0	\$ 450,000
Lakewood	1	3	1236	1624	0	One	1924	3,920	3	\$ 435,000
Aurora	2	3	856	1712	2	One	1983	5,489	4	\$ 432,500
Denver	1	2	669	669	1	One	1942	6,250	8	\$ 412,500
Lakewood	2	3	1251	1251	1	One	1955	6,046	5	\$ 403,000
Denver	1	3	1108	1108	0	Two	1900	6,250	0	\$ 400,000
Denver	2	3	984	984	2	One	1955	6,820	2	\$ 375,000
Strasburg	2	4	1350	1350	1	Two	2005	7,750	6	\$ 360,000
Denver	1	2	981	981	1	One	1948	7,500	4	\$ 340,150
Denver	1	6	892	1201	0	One	1924	6,180	13	\$ 330,000

Sampling of Data From The Multiple Listing Service For Single Family Homes Which Closed On 09/09/2021.

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.

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The Latest News From Your Real Estate Experts



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Current Mortgage Rates

On Sunday, October 17th, 2021, the average APR on a 30-year fixed-rate mortgage rose 5 basis points to 3.045%. The average APR on a 15-year fixed-rate mortgage rose 4 basis points to 2.285% and the average APR for a 5/1 adjustable-rate mortgage (ARM) rose 3 basis points to 3.259%, according to rates provided to NerdWallet by Zillow. The 30-year fixed-rate mortgage is 1 basis point lower than one week ago and 9 basis points lower than one year ago.

Product	Interest rate	APR
30-year fixed rate	2.988%	3.045%
15-year fixed rate	2.183%	2.285%
5/1 ARM rate	2.465%	3.259%

www.nerdwallet.com, 10/17/21

What Our Former Clients Are Saying:

Home Gnome Realty was very professional and thorough. When selling our home they walked us through every step of the process. They were up front and honest about all fees and costs. They made every effort to ensure we received the best sale price for our home. In short they made this overwhelming experience pleasant and painless. Home Gnome Realty is unique because they truly care about each client. Jeff and Wade did an outstanding job helping us sell our home in Aurora. Femida & AJ

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