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The Latest News From Jeffrey and Wade



Housing Market Predictions 2022: Will Prices Drop?

The housing market has been breaking new records across multiple fronts throughout 2021, leaving home shoppers wondering if they should buy now or wait in the hope that more homes become available, and at more affordable prices in 2022. So far, home price appreciation is up year-over-year (YOY) by 18.5% in the third quarter, the highest level in the Federal Housing Finance Agency (FHFA) House Price Index history. Inflation has shot up at the fastest pace since 1982. At the same time, the number of houses for sale has dropped, creating greater pressure on home prices. Housing supply plunged to its lowest level in history, with just 1.38 million homes on the market in June, down 23% annually. Buyers scooped up homes faster than ever before, shrinking the number of days homes spent on the market to a record-low of just 15 days. And mortgage rates are holding steady around the 3.1% mark for a 30-year, fixed-rate mortgage—although it's not the lowest on books, it's mighty close. Here's what this means for 2022, according to housing experts.

Will Home Prices Rise in 2022?
Depending on whether you're the buyer or seller, you might be very happy or very disappointed to learn that home prices are poised to rise in 2022, most experts say. While headwinds like rising mortgage rates and a significant uptick in Covid-19 cases may impede price growth, they won't stop home price appreciation from climbing. "Much of what drove high price growth this year will follow us into next year," says Nicole Bachaud, an economist at Zillow. "We will expect to see prices rising at extremely high levels for the first few months of 2022 before beginning to taper off towards more normal levels." Most experts say housing demand will stay strong in 2022 unless inflation continues to outrun wages at the current feverish pace, which could stall buyer appetite. Rising inflation is also putting renters in a pinch who can no longer afford to save as much for a down payment when rental rates are skyrocketing. The national average rental price for a one-bedroom jumped 21.3% and more than 16.7% for a two-bedroom in October on a YOY basis, according to the latest Apartment Guide and Rent.com

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Charro Beans with Canned Beans

Ingredients:

- 4 oz thick cut bacon, chopped
- 1 cup white onion, finely chopped
- 1 TBSP garlic cloves, minced
- 1 jalapeno, seeds removed, minced (use up to 5 if you like)
- 14 ½ oz fire-roasted diced tomatoes, undrained
- ½ cup fresh cilantro, chopped
- 46 ½ oz pinto beans, undrained
- 2 bay leaves
- ½ TSP black pepper
- 1/8 TSP salt

Directions:

1. Place a large, heavy bottom pot on the stove, heat over medium heat. Chop the bacon to make small pieces and brown in the pot for 3 minutes, just until it begins to render fat and start to cook. Add the chopped onion, stir well and often with the bacon until the onions begin to deepen in color. About 6 minutes.
2. Add the garlic and jalapeno, stir constantly so the garlic doesn't burn, about 1-2 minutes. Add the canned tomatoes with the juices and half of the chopped cilantro, scraping the bottom of the pan to get all the stuck on bits up. Add the undrained beans, black pepper, and bay leaves.
3. Bring to a high simmer over medium heat, stirring occasionally. Once bubbling nicely, reduce the heat to low, taste for seasoning, if needed, add salt to taste, a bit at a time. Cover and keep on warm for 20 minutes, giving all the flavors time to come together. When ready to serve, garnish with the remaining chopped cilantro.

Slow Cooker Option:

Saute the bacon and produce as directed in the stove top instructions above. Once cooked, add to the slow cooker. Add the remaining ingredients except the reserved cilantro and salt. Cook on low for 2 hours or high for 1 hour. Stir and taste for salt, add if needed. Return to cook on low for an additional hour or high for 30 minutes. Garnish with remaining cilantro when serving.

Total: 45 Min Prep:, 10 Min Cook:, 35 Min Yield:, 8 Servings



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"Still Your House Hubby Too"



Continued from Page 1. report. “What can affect demand is the affordability challenge,” says Danielle Hale, chief economist at Realtor.com. “One thing that can offset that is a more competitive labor market.” A recent survey by the Conference Board suggests a 3.9% in wage costs for companies in 2022, which would be the highest jump in salaries since 2008. But even this bump wouldn't make it easier for most entry-level buyers to access homeownership. The wild card that could cool home prices is getting Covid under control enough that it would convince people to move back to big cities, says Todd Teta, chief product and technology officer at Attom, a property data firm. He also says that the reverse could happen—a spike in Covid cases, for example—stoking more interest in suburban real estate. “If the pandemic fades, interest in rental housing in congested urban areas could rekindle, especially if employers start demanding that more workers return to their offices. That could significantly reduce buyer demand and ease the pressure on prices,” Teta says. But “all of this will depend on how many more people with the means to buy are worried about where they live now and how the pandemic proceeds.” It's important to note that while these are national trends, real estate is local. So while places like Boise, Idaho had a 37.3% price jump YOY, Philadelphia saw more modest price growth of 9.9% during the same period.

Home Inventory Predictions for 2022

A major determinant of home price trends is how much supply is available relative to demand. One way to gauge this is to look at the months' supply of homes for sale, which estimates how long the existing inventory for sale would last based on the current sales rate if no more new houses were built. The lowest months' supply for 2021 was in January, with just 3.6 months' supply and the highest was in August with 6.6 months, a considerable jump, according to the Federal Reserve Bank of St. Louis. Although supply gradually picked up in spring through late 2021, some forecasters expect supply to slacken. For one, new home construction is getting hampered by the rising cost of building materials and a severe shortage of labor. All building materials, from copper to steel, have jumped in cost but lumber prices, in particular, have hit astronomical price increases. The futures price of lumber jumped to an all-time high of \$1,670 per thousand board feet in May. It began to cool in the summer, dropping to \$454 per thousand board feet in August. However, it shot back up to more than \$1,044 as of December 20. Amid the affordability crisis in housing, the Biden administration is moving to make the costs of lumber even more expensive. The Commerce Department said November 24 that it will nearly double tariffs on softwood lumber imported from Canada from an average of 8.99% to 17.99% on their imports. Several lawmakers and major trade groups like the National Association of Homebuilders are calling for a reduction in Canadian tariffs as mounting lumber costs can topple the gains new home construction made in the past six months.

“With Biden doubling tariffs on Canadian lumber, it will add a lot of pressure on home costs and how long it takes to build a home,” says Robert Dietz, chief economist and senior vice president for economics and housing policy for the National Association of Home Builders. “That's why you see the median price of a new home above \$400,000.” The median price of a new house was \$407,700 in October,

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Continued from Previous Column. up 17.5% from a year ago, according to the Federal Reserve Bank of St. Louis. New home prices have been climbing at an accelerated rate since the Covid-19 pandemic began. In April 2020, the median new home price was \$310,100, the lowest point before jumping nearly \$100,000 more during a span of 18 months. As for existing homes entering the market, much of that will depend on the pandemic, says Selma Hepp, deputy chief economist at CoreLogic, a real estate data analytics company. “While Baby Boomers preferred to downsize prior to the pandemic, it appears that they are staying put for now,” Hepp says. “Up to now, there has not been a notable increase in for-sale inventory as Baby Boomers stayed put, and potentially hosted their children and family.” up 17.5% from a year ago, according to the Federal Reserve Bank of St. Louis. New home prices have been climbing at an accelerated rate since the Covid-19 pandemic began. In April 2020, the median new home price was \$310,100, the lowest point before jumping nearly \$100,000 more during a span of 18 months. As for existing homes entering the market, much of that will depend on the pandemic, says Selma Hepp, deputy chief economist at CoreLogic, a real estate data analytics company. “While Baby Boomers preferred to downsize prior to the pandemic, it appears that they are staying put for now,” Hepp says. “Up to now, there has not been a notable increase in for-sale inventory as Baby Boomers stayed put, and potentially hosted their children and family.”

Should You Buy a Home Now Or Wait?

Buyers with the means to buy a home now may be looking at pricing factors like interest rates when deciding whether to leap. However, first-time buyers face much steeper challenges, like rising down payment requirements. As home prices escalate, so does the down payment and monthly mortgage costs. This means that some buyers might have to save up more money or look for less expensive housing. As more companies have allowed their employees to work remotely, some buyers have moved to more affordable areas, but that's not the case for everyone. James McGrath, a licensed real estate broker in New York and co-founder of Yoreevo, a residential brokerage, says demand will begin to cool in 2022, so there might be more availability for those who wait. “It's very hard for the amount of sales to remain at record levels when there isn't much to sell,” McGrath says. “It seems all but certain that the number of transactions will decline. With this, buyers can be more patient. There should be less competition from buyers and more houses to choose from as we normalize on both.” There are unforeseen variables that can alter the course of real estate at any time, so the best strategy is to make sure you can afford the house you buy and still have room to save up for rainy days. For example, if you're buying with a partner or co-signer and they lose their job, make sure you can pay the mortgage with just one income. You should also plan on living in it for at least five years or enough time to cover your closing costs, so you don't end up losing money when you sell. A mortgage affordability calculator is a great tool for figuring out your budget.

Natalie Campisi, Forbes.com 12/28/21



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. Help us Build a Referral List for our Clients. Thanks, Wade and Jeffrey



4th Quarter/Year End 2021 Housing Stats

You will find the end of the year stats below and on page 4 and page 6. For Single Family Homes (SFR) we ended the year on average at \$673,330 for the 7 counties which is up from \$589,129 the year before. Boulder is the most expensive county while Adams is the most affordable county for SFRs. Adams is also the most affordable for Condos while Jefferson is for Townhomes. Boulder is again the most expensive place for Condos and Townhomes. Throughout the 7 county metro for the year, SFR were on the market for 12 days while Townhomes were 16 days and Condos took the longest to sell at 20 days. Although last year was a busy year in real estate sales we actually sold 508 fewer SFR and 2478 Townhomes/Condos in 2021 than in 2020. In 2021 we sold 50,702 total units vs. 53,688 total units in 2020. Every Monday we run a 30 day average for the price of all homes in the 7 county metro area and on 6/28/21 that average 30 day price peaked at \$661,643. This follows the Denver Metro trend which tends to show that May is the busiest month of homes going under contract and June is the busiest month for homes closing escrow (completing the sales process). Even though we sold more homes in 2020 vs 2021; 2021 was an unusual market in the fact that SFR on average sold for \$19,285 MORE than their asking price. Usually homes sell for LESS than asking price in a more normal market. In 2020 SFR on average sold for \$1,599 LESS than asking price. Condos and Townhomes followed suit with the SFR; Condos on average sold for \$3,776 MORE than asking and Townhomes on average sold for \$10,902. For SFR that difference peaked at \$29,450 over asking price on 6/28/21 also. As of Monday 1/10/21 we have 1667 homes on the market (all homes; SFR, Townhomes, & Condos). In 2021 we averaged 181 homes sold per day which means we currently have a 9 day supply of homes. For questions, contact Wade or Jeff.

This information was derived from the Metro Area's MLS (Metrolist) and is believed to be true but not guaranteed.

End of 2021 Condo/Townhome Stats

Condos

4th Quarter	# Sold	List Price	Sold Price	Difference	Beds	Baths	Above SF	Total SF	Year Built	DOM
Adams	218	\$ 308,284	\$ 313,600	\$ 5,316	2	2	1,170	1,281	1994	10
Arapahoe	668	\$ 310,790	\$ 313,663	\$ 2,873	2	2	1,080	1,152	1988	14
Boulder	92	\$ 459,039	\$ 461,774	\$ 2,735	2	2	1,027	1,162	1989	20
Broomfield	21	\$ 398,895	\$ 400,976	\$ 2,081	2	2	1,154	1,297	2000	14
Denver	918	\$ 452,456	\$ 450,360	\$ (2,096)	2	2	1,066	1,112	1976	26
Douglas	149	\$ 393,084	\$ 400,448	\$ 7,364	2	2	1,287	1,357	2004	8
Jefferson	335	\$ 332,263	\$ 337,775	\$ 5,512	2	2	1,027	1,141	1987	11
7 Counties	2252	\$ 378,319	\$ 379,831	\$ 1,512	2	2	1,074	1,148	1984	18
3rd Quarter 2021	2709	\$ 384,233	\$ 388,480	\$ 4,247	2	2	1,101	1,183	1986	15
4th Quarter 2020	2252	\$ 329,104	\$ 326,167	\$ (2,937)	2	2	1,101	1,188	1985	29

Townhomes

4th Quarter	# Sold	List Price	Sold Price	Difference	Beds	Baths	Above SF	Total SF	Year Built	DOM
Adams	45	\$ 399,049	\$ 405,233	\$ 6,184	2	3	1,326	1,543	2004	22
Arapahoe	52	\$ 444,433	\$ 449,394	\$ 4,961	3	3	1,423	1,784	1993	9
Boulder	12	\$ 632,875	\$ 663,207	\$ 30,332	3	3	1,661	2,355	2001	23
Broomfield	1	\$ 434,750	\$ 451,500	\$ 16,750	3	3	1,310	1,310	2017	1
Denver	109	\$ 592,711	\$ 600,005	\$ 7,294	3	3	1,547	1,768	1994	17
Douglas	13	\$ 432,392	\$ 448,741	\$ 16,349	2	3	1,330	2,023	1994	10
Jefferson	116	\$ 394,640	\$ 403,208	\$ 8,568	3	2	1,257	1,468	1986	9
7 Counties	335	\$ 476,062	\$ 484,139	\$ 8,077	3	3	1,401	1,656	1993	14
3rd Quarter 2021	324	\$ 452,628	\$ 464,930	\$ 12,302	3	3	1,406	1,693	1992	14
4th Quarter 2020	460	\$ 424,916	\$ 424,593	\$ (323)	3	3	1,378	1,682	1994	25

Number of SFR/Condo/Townhome Sold

Total Number of Single Family Residents Sold

	2020	2021	Difference
October	4,539	3,670	(869)
November	3,633	3,600	(33)
December	3,374	3,117	(257)
4rd Quarter	11,546	10,387	(1,159)
Yr Total	42,871	42,363	(508)

Total Number of Condos/Townhomes Sold

	2020	2021	Difference
October	1,039	992	(47)
November	904	920	16
December	940	837	(103)
4rd Quarter	2,883	2,749	(134)
Yr Total	10,817	8,339	(2,478)

End of 2021 Single Family Home Stats

<i>Oct-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	674	\$ 522,052	\$ 529,709	\$ 20,032	4	3	1,748	2,509	1990	12
Arapahoe	693	\$ 640,925	\$ 650,293	\$ 25,180	4	3	1,929	2,852	1983	13
Boulder	116	\$ 938,445	\$ 960,316	\$ 26,577	4	3	2,104	2,998	1984	17
Broomfield	59	\$ 628,840	\$ 643,246	\$ 27,316	4	3	1,927	2,707	1990	9
Denver	737	\$ 745,522	\$ 756,450	\$ 28,798	3	2	1,620	2,259	1954	14
Douglas	594	\$ 768,594	\$ 781,553	\$ 23,904	4	4	2,388	3,542	2001	12
Jefferson	797	\$ 678,871	\$ 688,905	\$ 29,575	4	3	1,834	2,660	1976	15
7 Counties	3670	\$ 678,213	\$ 688,782	\$ 25,792	4	3	1,893	2,742	1980	13

<i>Nov-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	619	\$ 530,281	\$ 539,262	\$ 8,981	4	3	1,752	2,557	1989	12
Arapahoe	724	\$ 669,388	\$ 675,562	\$ 6,174	4	3	1,923	2,792	1983	11
Boulder	135	\$ 871,067	\$ 870,951	\$ (116)	4	3	2,026	2,896	1983	20
Broomfield	64	\$ 755,833	\$ 764,917	\$ 9,084	4	3	2,060	3,191	1995	13
Denver	709	\$ 755,390	\$ 773,389	\$ 17,999	3	2	1,572	2,245	1953	15
Douglas	576	\$ 764,556	\$ 769,286	\$ 4,730	4	3	2,340	3,466	2002	14
Jefferson	773	\$ 719,618	\$ 728,914	\$ 9,296	4	3	1,876	2,713	1976	17
7 Counties	3600	\$ 697,519	\$ 706,760	\$ 9,241	4	3	1,887	2,746	1980	14

<i>Dec-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	593	\$ 525,237	\$ 533,111	\$ 7,874	4	3	1,732	2,446	1989	15
Arapahoe	627	\$ 645,257	\$ 653,161	\$ 7,904	4	3	1,929	2,783	1987	14
Boulder	86	\$ 902,417	\$ 903,477	\$ 1,060	4	3	2,080	3,053	1986	32
Broomfield	64	\$ 690,165	\$ 701,969	\$ 11,804	4	3	2,072	3,124	1993	17
Denver	615	\$ 765,476	\$ 781,749	\$ 16,273	3	2	1,632	2,278	1953	16
Douglas	544	\$ 830,692	\$ 838,599	\$ 7,907	4	4	2,430	3,636	2003	23
Jefferson	588	\$ 714,241	\$ 724,328	\$ 10,087	4	3	1,880	2,736	1976	18
7 Counties	3117	\$ 699,537	\$ 709,390	\$ 9,853	4	3	1,918	2,774	1981	17

<i>4th 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	1886	\$ 525,754	\$ 533,914	\$ 8,160	4	3	1,744	2,505	1989	13
Arapahoe	2044	\$ 652,336	\$ 660,123	\$ 7,788	4	3	1,927	2,810	1984	13
Boulder	337	\$ 902,260	\$ 910,012	\$ 7,752	4	3	2,067	2,971	1984	22
Broomfield	187	\$ 693,291	\$ 704,985	\$ 11,694	4	3	2,022	3,015	1993	13
Denver	2061	\$ 754,871	\$ 769,826	\$ 14,955	3	2	1,607	2,260	1953	15
Douglas	1714	\$ 786,946	\$ 795,536	\$ 8,590	4	4	2,385	3,546	2002	16
Jefferson	2158	\$ 703,104	\$ 712,888	\$ 9,784	4	3	1,862	2,700	1976	17
7 Counties	10387	\$ 691,303	\$ 701,197	\$ 9,894	4	3	1,899	2,753	1980	15

<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	18
Arapahoe	2313	\$ 561,553	\$ 563,253	\$ 1,700	4	3	1,967	2,871	1985	18
Boulder	636	\$ 832,317	\$ 820,254	\$ (12,063)	4	3	2,165	3,107	1986	34
Broomfield	248	\$ 594,947	\$ 595,363	\$ 416	4	3	2,070	3,069	1996	20
Denver	2307	\$ 718,603	\$ 716,780	\$ (1,823)	3	3	1,687	2,393	1956	20
Douglas	1864	\$ 687,253	\$ 684,588	\$ (2,665)	4	4	2,461	3,720	2002	26
Jefferson	2180	\$ 610,798	\$ 614,232	\$ 3,434	4	3	1,909	2,774	1978	17
7 Counties	11546	\$ 618,800	\$ 618,753	\$ (47)	4	3	1,962	2,861	1982	21

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

Quick Glance At Home Prices In The Denver Metro Area

City	Baths	Beds	SF Above	SF Total	Garage	Style	Yr Blt	DOM	Sold Price
Parker	10	5	5575	9254	4	Two	2017	46	\$ 3,150,000
Morrison	5	4	2504	4931	3	One	1998	3	\$ 1,775,000
Denver	2	3	1264	1937	2	One	1915	5	\$ 1,200,000
Denver	3	4	1636	2149	2	One	1922	3	\$ 980,000
Denver	2	3	1095	2190	1	One	1940	1	\$ 817,500
Denver	2	4	980	1795	1	One	1942	6	\$ 797,500
Aurora	5	3	2786	4352	3	Two	2001	3	\$ 771,000
Aurora	4	5	2840	4260	3	Two	2021	54	\$ 751,118
Arvada	3	5	2464	2464	2	Bi-Level	1979	3	\$ 720,000
Castle Pines	4	3	2401	3319	2	Two	1997	79	\$ 720,000
Parker	3	3	2695	4627	2	Two	2006	73	\$ 700,000
Denver	4	3	1932	2597	2	Two	2016	14	\$ 699,000
Thornton	3	3	2280	4560	4	One	2019	4	\$ 695,000
Thornton	3	5	2091	4182	2	One	2003	5	\$ 665,000
Lakewood	2	4	1035	2070	2	One	1971	2	\$ 626,000
Denver	2	4	1110	2220	2	One	1954	3	\$ 600,000
Castle Rock	3	4	2135	2863	2	Two	2005	2	\$ 595,000
Highlands Ranch	3	3	1207	1840	2	Two	1986	4	\$ 590,000
Aurora	3	3	1974	2730	2	Two	2011	5	\$ 583,900
Arvada	3	4	1146	2298	1	One	1958	113	\$ 575,000
Denver	2	4	1155	2310	2	One	1954	3	\$ 570,000
Castle Rock	3	3	1708	2172	2	Two	1998	3	\$ 555,000
Aurora	3	5	2543	2919	2	Two	1974	16	\$ 554,000
Aurora	2	2	1656	1656	2	One	2019	63	\$ 534,990
Lakewood	2	5	1428	2544	0	One	1960	4	\$ 532,000
Castle Rock	3	2	1239	1239	2	Two	2017	7	\$ 525,000
Castle Rock	3	4	1609	2084	2	Three Or More	2002	2	\$ 520,000
Commerce City	3	3	2210	2210	2	Three Or More	2019	3	\$ 518,000
Arvada	2	2	1386	1386	2	One	1984	3	\$ 500,000
Aurora	3	5	1606	2946	2	One	1978	9	\$ 500,000
Denver	1	2	1095	1095	0	One	1949	5	\$ 500,000
Federal Heights	3	3	1462	1462	2	Two	2013	8	\$ 482,000
Englewood	2	5	1025	2050	1	One	1954	4	\$ 465,000
Aurora	2	3	1823	1823	1	Bi-Level	1978	4	\$ 460,000
Commerce City	2	3	1312	1866	2	Two	2002	6	\$ 455,000
Lakewood	2	3	828	1656	0	One	1920	3	\$ 450,000
Denver	1	2	1071	1071	2	One	1946	4	\$ 445,000
Denver	2	3	1728	1728	0	One	1951	9	\$ 435,000
Denver	2	3	1070	1070	0	One	1954	3	\$ 426,000
Denver	2	3	1138	1138	2	Two	1985	3	\$ 415,000
Denver	2	4	1095	2190	1	One	1955	17	\$ 415,000
Aurora	2	3	988	1927	1	One	1944	12	\$ 394,000
Conifer	1	2	796	796	1	One	1956	0	\$ 374,000

Sampling of Data From The Multiple Listing Service For Single Family Homes Which Closed On 12/14/2021.

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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2022

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End of 2021 Single Family Home Stats

2021	# Sold	List Price	Sold Price	Difference	Beds	Baths	Above SF	Total SF	Year Built	DOM
Adams	7434	\$ 495,530	\$ 510,814	\$ 15,284	4	3	1,741	2,498	1989	11
Arapahoe	8568	\$ 628,252	\$ 647,220	\$ 18,968	4	3	1,959	2,837	1984	10
Boulder	1428	\$ 891,358	\$ 907,635	\$ 16,276	4	3	2,101	2,976	1985	22
Broomfield	912	\$ 674,393	\$ 696,667	\$ 22,273	4	3	2,086	3,090	1995	12
Denver	8388	\$ 757,039	\$ 779,697	\$ 22,658	3	3	1,656	2,332	1955	13
Douglas	7331	\$ 753,875	\$ 771,413	\$ 17,538	4	4	2,418	3,617	2002	13
Jefferson	8302	\$ 685,745	\$ 707,263	\$ 21,518	4	3	1,887	2,730	1977	12
7 Counties	42363	\$ 673,330	\$ 692,615	\$ 19,285	4	3	1,934	2,802	1981	12
2020	# Sold	List Price	Sold Price	Difference	Beds	Baths	Above SF	Total SF	Year Built	DOM
Adams	7240	\$ 437,677	\$ 438,940	\$ 1,263	4	3	1,785	2,589	1991	21
Arapahoe	8507	\$ 547,612	\$ 548,105	\$ 493	4	3	1,981	2,885	1985	21
Boulder	2650	\$ 779,716	\$ 768,396	\$ (11,320)	4	3	2,140	3,082	1986	35
Broomfield	1008	\$ 591,191	\$ 590,321	\$ (870)	4	3	2,119	3,133	1997	25
Denver	8016	\$ 663,414	\$ 660,908	\$ (2,506)	3	3	1,642	2,319	1957	22
Douglas	7357	\$ 637,364	\$ 633,220	\$ (4,144)	4	4	2,418	3,626	2002	31
Jefferson	8093	\$ 588,168	\$ 588,112	\$ (56)	4	3	1,905	2,770	1978	22
7 Counties	42871	\$ 589,129	\$ 587,530	\$ (1,599)	4	3	1,958	2,852	1983	24