

BAKER BULLETIN

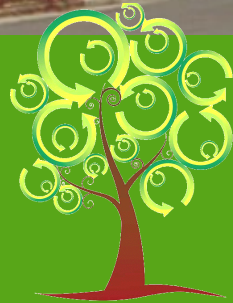
Presented by **TERRI V. JAMES BAKER RESIDENT!**

Baker Real Estate Stats 4th Quarter 2019 into 1/2020

Baker data is taken from MLS on homes located from Broadway west to Inca and 6th Avenue south to Alameda

HAPPY NEW YEAR!

Questions about the value of your home?
Call me at 303.518.8564 for a free home analysis!



4Q Homes/Condos SOLD in Baker: 43

Average SOLD price: \$516.00 –Same as 3Q

Average Price per Square Foot Above Grade: \$402.02 Slightly down from 3Q

Average DAYS ON MARKET of Closed: 44

Current ACTIVE Listings: 3

Current PENDING Listings: 9



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Certified Hyperlocal
Real Estate Specialist!



Noticing longer days on market? Lots of ibuyer, cut rate firms and new builds are driving up those days = more mortgage payments for sellers! If you want your home to sell fast and for top dollar, contact an agent who knows, lives and specializes in the Baker neighborhood! I am certified hyperlocal and KNOW Baker!



For questions on your home value or for more information on any of these properties, please contact:

Terri V. James at 303-518-5864 or terrivjames@gmail.com

18 Year Baker Resident!

The following property is exclusively marketed by Terri V. James

Will hit the market soon! 308 West 4th Avenue



COMING SOON!
ANOTHER GORGEOUS
KEY DEVELOPMENT REMODEL!
From the \$500's

Another Fabulous Key Development Home!	Opportunity to live in a remodeled true Baker 2-story!
1503 Finished sq feet!	Private Fenced Side Yard with new patio!
2 Large Bedrooms	All top-notch finishes!
2 NEW Baths!	Covered front porch!
Big Open, Bright floor plan!	3 off-street parking spots!
Completely New Large Kitchen—awesome appliances!	Large shed for storage!
Formal Dining Room with a beautiful Bay Window!	Bonus Back room for Den/Office/???

SO many new in-fill developments in and around our neighborhood!



The Quayle at 1st and Broadway is ready to lease. 102 affordable micro apartments. LiveTheQuayle.com

La Tela will be built at 6th and Inca. Spring 2021 Permanently affordable homes. Infolatela.com

Neon Local at 99 S Broadway (the old Credit Union) will have 238 apartment units and retail space.

Atlantis Apartments are underway at 201 S Cherokee at Cedar. 60 homes designed for those with disabilities and lower incomes.

Alameda and Cherokee (old K-mart) with have 5-7 stories with 340-350 class A apartments (avg 815 sq feet) with 460 structured parking spaces. Protected bike lane along Cherokee.

Address	Levels	DOM	PSF Above Grade	Parking Spaces	Beds	Baths	Total Sqft	SqFt Above	SqFt Finished	Original List Price	List/Sold	Status
410 Acoma Street Unit# 409	1	134	\$ 440.85	1	2	2	1,202	1,202	1,202	\$539,900	\$529,900	Active
90 N Galapago Street Unit# 12	3+	4	\$ 367.20	2	3	3	1,442	1,442	1,442	\$529,500	\$529,500	A
444 W 1st Avenue	1	6	\$ 444.96	2	1	1	859	674	674	\$299,900	\$299,900	A
261 Acoma Street	2	6	\$ 446.43		4	4	2,843	1,680	2,638	\$750,000	\$750,000	Pending
277 N Broadway Unit# 410	1	61	\$ 434.01	1	1	1	788	788	788	\$346,900	\$342,000	P
2 Acoma Street Unit# 3	1	4	\$ 406.17	1	1	1	762	762	762	\$309,500	\$309,500	P
460 Elati Street	2	2	\$ 375.46	2	4	3	2,005	1,638	1,638	\$615,000	\$615,000	P
354 W Archer Place	2	2	\$ 312.34	2	3	4	1,953	1,953	1,953	\$610,000	\$610,000	P
169 W Byers Place	2	2	\$ 371.64	2	4	2	1,804	1,601	1,680	\$595,000	\$595,000	P
342 Elati Street	2	3	\$ 419.96	2	3	2	1,496	1,393	1,393	\$585,000	\$585,000	P
215 Inca Street	1	28	\$ 669.10	2	4	2	1,644	822	1,603	\$545,000	\$550,000	P
241 Galapago Street	1	9	\$ 340.65	2	3	1	1,321	1,321	1,321	\$450,000	\$450,000	P
345 Delaware Street Unit# 347	1	32	\$ 556.89		5	2	2,069	1,169	1,169	\$675,000	\$651,000	Closed
107 W Cedar Avenue	2	30	\$ 382.85		3	2	1,837	1,528	1,528	\$599,999	\$585,000	C
738 W 2nd Avenue	1	5	\$ 471.07		1	1	605	605	605	\$275,000	\$285,000	C
5 S Elati Street Unit# 1	1	118	\$ 345.30		2	1	724	724	724	\$275,000	\$250,000	C
409 Inca Street	2	7	\$ 390.97	1	3	3	1,673	1,573	1,573	\$615,000	\$615,000	C
433 Fox Street	2	67	\$ 377.65	1	3	2	1,669	1,602	1,535	\$640,000	\$605,000	C
20 Bannock Street	2	99	\$ 458.46	1	3	3	1,726	1,276	1,276	\$585,000	\$585,000	C
132 Galapago Street	2	15	\$ 365.77	1	3	2	1,837	1,531	1,531	\$565,000	\$560,000	C
90 N Galapago Street Unit# 8	3+	77	\$ 371.30	1	3	3	1,481	1,481	1,481	\$554,900	\$549,900	C
336 Santa Fe Drive	3+	53	\$ 282.72	1	3	3	1,910	1,910	1,910	\$597,000	\$540,000	C
338 Santa Fe Drive	3+	66	\$ 277.43	1	3	3	1,910	1,910	1,910	\$597,000	\$529,900	C
632 W 5th Avenue	2	77	\$ 402.66	1	2	3	1,279	1,279	1,279	\$529,900	\$515,000	C
224 Inca Street	3+	461	\$ 400.33	1	2	2	1,224	1,224	1,224	\$510,000	\$490,000	C
721 W 1st Avenue	1	5	\$ 455.90	1	2	1	1,293	1,009	1,009	\$445,000	\$460,000	C
90 N Galapago Street Unit# 11	3+	209	\$ 371.13	1	2	3	1,226	1,226	1,226	\$474,900	\$455,000	C
90 N Galapago Street Unit# 5	3+	6	\$ 388.84	1	1	2	977	977	977	\$379,900	\$379,900	C
221 N Inca Street	2	116	\$ 344.67	1	2	2	1,088	1,088	1,088	\$415,000	\$375,000	C
90 N Galapago Street Unit# 10	3+	36	\$ 381.78	1	1	2	977	977	977	\$379,900	\$373,000	C
70 W 6th Avenue Unit# 202	2	50	\$ 279.94	1	2	3	1,286	1,286	1,286	\$375,000	\$360,000	C
123 Delaware Street	1	43	\$ 512.92	1	1	1	758	658	758	\$342,500	\$337,500	C
410 Acoma Street Unit# 706	2	1	\$ 541.40	2	3	3	1,884	1,884	1,884	\$1,020,000	\$1,020,000	C
256 Acoma Street	2	19	\$ 305.35	2	5	6	3,720	3,324	3,720	\$1,095,000	\$1,015,000	C
720 W 1st Avenue	2	1	\$ 408.84	2	4	4	2,205	1,470	2,168	\$600,000	\$601,000	C
115 Galapago Street	2	7	\$ 388.03	2	4	3	1,646	1,546	1,546	\$599,900	\$599,900	C
144 W Ellsworth Avenue	2	28	\$ 335.65	2	3	2	1,942	1,728	1,728	\$625,000	\$580,000	C
48 Galapago Street	3+	34	\$ 347.20	2	2	4	1,659	1,659	1,659	\$585,000	\$576,000	C
90 N Galapago Street Unit# 14	3+	41	\$ 364.35	2	3	3	1,481	1,481	1,481	\$544,900	\$539,597	C
90 N Galapago Street Unit# 2	3+	37	\$ 372.75	2	2	4	1,442	1,442	1,442	\$544,900	\$537,500	C
351 W Irvington Place	2	23	\$ 359.32	2	3	2	1,843	1,475	1,475	\$549,900	\$530,000	C
90 N Galapago Street Unit# 9	3+	61	\$ 357.19	2	3	3	1,481	1,481	1,481	\$534,900	\$529,000	C
176 W Bayaud Avenue	2	28	\$ 379.18	2	3	2	1,545	1,345	1,345	\$510,000	\$510,000	C
503 Galapago Street	1	5	\$ 309.24	2	3	2	1,586	1,536	1,536	\$500,000	\$475,000	C
447 Cherokee Street	1	16	\$ 546.85	2	2	1	983	777	777	\$424,900	\$424,900	C
327 INCA Street	2	7	\$ 420.04	2	2	1	1,056	988	988	\$415,000	\$415,000	C
108 W Byers Place Unit# 303	2	25	\$ 337.56	2	2	2	1,222	1,222	1,222	\$450,000	\$412,500	C
443 Inca Street	1	68	\$ 321.52	2	4	2	1,213	1,213	1,213	\$450,000	\$390,000	C
567 Cherokee Street	1	73	\$ 486.88	2	2	1	1,030	800	800	\$399,900	\$389,500	C
465 N Fox Street	1	36	\$ 578.95	2	1	1	620	570	570	\$335,000	\$330,000	C
467 N Fox Street	1	4	\$ 577.19	2	1	1	620	570	570	\$329,000	\$329,000	C
214 W 2nd Avenue	2	35	\$ 368.01	3	4	3	2,550	2,038	2,038	\$775,000	\$750,000	C
121 W 2nd Avenue	2	6	\$ 385.74	3	4	4	2,829	1,711	2,382	\$660,000	\$660,000	C
136 Elati Street	1	5	\$ 422.58	4	3	2	1,479	1,479	1,479	\$599,000	\$625,000	C
349 Acoma Street	2	5	\$ 349.92	5	3	1	1,286	1,286	1,286	\$450,000	\$450,000	C

Agent does not represent that she listed, sold or represented buyers for all of these properties.