

BAKER BULLETIN

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

Baker Real Estate Stats 4th Quarter 2021 (into Jan)

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

VERY LOW INVENTORY! SELLER'S MARKET!

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: **53!!!!**
Average SOLD price: **\$602,413**
Avg Price per Square Foot Above Grade: **\$494.61**
Avg Median DAYS ON MARKET of Closed: **18**
Current ACTIVE Listings: **3**
Current PENDING Listings: **2**

LOWEST Inventory in Denver history! If you've been thinking about selling your home, there couldn't be a better time! Interest rates are creeping up, so buyers are able to afford more now. Worried about where you'd move? Let me help you with all of your real estate questions! 303-518-8564



TERRI V JAMES - Denver's Green Broker
real estate advisor

A down to **earth** real estate broker

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For a better quality of life.



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

Baker Resident since 2001!

The following properties are exclusively marketed by Terri V. James

SOLD for 965K! 2641 S Cherokee St



LIST PRICE \$945,000

Another Fabulous Key Development Project

Extremely RARE Single Family New Build!

Most all new homes in this area are attached!

2445 Finished sq feet!

3 Bedrooms/3 Baths

Integrated LED lighting!

AMAZING Walk- in closets!

Custom High-end finishes!

400 SF Rooftop Deck with Unbelievable Views!

Oversized 2-car

SOLD for 660K! 969 Galapago Street

LIST PRICE \$639,000

Watch the Transformation!

Another Key Development Remodel!

1573 Finished sq feet!

3 Bedrooms!

2 Baths!

Open, Bright floor plan!

Master Bedroom and Bath on Upper Level!

All top-notch finishes!

2 Car Garage!

1896 Victorian in the Heart of the Baker Historic District!



BAKER REMODEL! 269 Delaware Street



Completely Renovated!

Covered front porch with DTD Views!

1380 Finished sq feet!

3 Bedrooms! 2 Baths!

Many Original Features! Trim, Door Rosettes, Tall 9.5' ceilings!

New Systems!

Master Suite Added upstairs!

NEW Everything! Stainless, Quartz, Cabinetry

Bonus room in back for den, office...

All new LED lighting!

New 2-Car garage with Oversized door!

Baker Single Family Homes Sold 4Q21

Address	Levels	Living Area	PSF Above Grade	Parking	Original List Price	Current Price	Status
133 W 2nd Avenue	Two	831	\$343	2	\$314,900	\$284,900	Active
111 W 4th Avenue	Three +	4,691	\$323	4	\$1,195,000	\$1,075,000	Active
352 Delaware Street	Two	1,366	\$439	0	\$585,000	\$600,000	Closed
32 W 3rd Avenue	One	1,033	\$440	0	\$425,000	\$455,000	Closed
44 W 3rd Avenue	One	881	\$453	0	\$399,000	\$399,000	Closed
50 W 1st Avenue	One	866	\$421	0	\$399,000	\$365,000	Closed
141 W 1st Avenue	Two	1,928	\$379	1	\$725,000	\$731,000	Closed
316 W 1st Avenue	Two	1,356	\$520	1	\$667,500	\$705,000	Closed
115 Fox Street	One	894	\$660	1	\$630,000	\$590,000	Closed
333 Cherokee Street	One	851	\$646	1	\$495,000	\$550,000	Closed
115 W Irvington Place	Two	2,836	\$405	2	\$1,200,000	\$1,150,000	Closed
343 Elati Street	Two	2,214	\$497	2	\$1,100,000	\$1,100,000	Closed
182 W Bayaud Avenue	Two	1,479	\$743	2	\$850,000	\$865,000	Closed
310 Elati Street	One	1,476	\$487	2	\$725,000	\$719,000	Closed
244 W Irvington Place	Two	1,658	\$428	2	\$789,900	\$710,000	Closed
68 W Maple Avenue	Two	2,030	\$368	2	\$735,000	\$700,000	Closed
431 Galapago Street	One	1,125	\$611	2	\$615,000	\$687,000	Closed
56 Fox Street	Two	1,569	\$437	2	\$675,000	\$685,000	Closed
162 W Archer Place	One	1,254	\$738	2	\$599,000	\$636,000	Closed
248 W Irvington Place	Two	1,843	\$377	2	\$650,000	\$620,000	Closed
244 W 3rd Avenue	Two	1,833	\$391	2	\$625,000	\$620,000	Closed
442 Galapago Street	One	849	\$601	2	\$549,900	\$510,000	Closed
445 Bannock Street	Two	1,587	\$485	3	\$789,900	\$770,000	Closed
49 W Alameda Avenue	One	1,407	\$562	3	\$668,000	\$600,000	Closed
543 Inca Street	One	867	\$608	3	\$499,999	\$527,500	Closed
545 Inca Street	One	863	\$572	3	\$489,999	\$494,000	Closed
227 W 5th Avenue	Two	2,496	\$678	6	\$1,300,000	\$1,227,000	Closed
429 Bannock Street	One	1,243	\$523	6	\$699,999	\$650,000	Closed

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

Baker New Developments: Multi-Unit since 2018

Number of Units

Total Completed		970	Total Planned		2089	
	Rentals	485		Rentals	1375	
	Condos	359		Condos	714	
Total Under Construction		657	TOTAL Completed, Under Construction and Planned			3716
	Rentals	461		Rentals	2321	
	Condos	196		Condos	1269	

Source: BHNA Zoning Committee; <https://bit.ly/bhnazoning>