

BAKER BULLETIN

1st Quarter 2022



Presented by:
Terri V James



HAPPY SPRING! NEIGHBORHOOD QUARTERLY STATS



28
Homes
Sold in Baker



\$665,481
Average Price
Up 7% from
last quarter!



\$518.31
Average Price
PSF
Above Grade



5
Average
Median Days
on Market



8
Current
ACTIVE
Listings



7
Current
PENDING
Listings

2022 began with extremely low inventory in Denver and Baker homes sold very quickly! Interest rates were the lowest in history, so buyers were able to purchase more. As the Fed has recently raised rates, we may see buyers strength falter slightly, but this Seller's market continues to be extremely strong! And surprisingly, many more buyers are purchasing with cash. The average median days on market in Baker before going under contract was 5! According to DMAR, average home prices are still on the rise, up about 7% from January and up almost 17% from this time last year! Soaring inflation due to pandemic supply chain issues and rising interest rates equal higher home prices which are not expected to decline anytime soon. If you are interested in info on selling your home, I am happy to assist. And if you have concerns about new home availability, let me discuss some great options with you!



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A down to earth real estate agent
BAKER RESIDENT!



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**PRSR STD
 ECRWSS
 U.S.POSTAGE
 PAID
 EDDM Retail**

**LOCAL POSTAL
 CUSTOMER**

SALES

Address	Levels	Structure Type	Pkg	Beds	Baths	Living Area	PSF Above Grade	Original List Price	SOLD Price
578 Galapago Street	Two	Duplex	0	2	2	1,294	\$502.32	\$600,000	\$650,000
564 Delaware Street	One	Duplex	0	2	1	814	\$515.97	\$400,000	\$420,000
165 W Cedar Avenue Unit# 6	One	Townhouse	0	2	1	768	\$423.18	\$325,000	\$325,000
410 Acoma Street Unit# 611	One	Mid Rise	1	2	3	1,235	\$514.17	\$650,000	\$635,000
410 Acoma Street Unit# 409	One	Mid Rise	1	2	2	1,202	\$480.03	\$555,000	\$577,000
223 Inca Street	Two	Townhouse	1	2	2	1,088	\$417.28	\$425,000	\$454,000
277 N Broadway Unit# 205	One	Mid Rise	1	1	1	909	\$467.55	\$425,000	\$425,000
720 W 6th Avenue	Two	Patio	1	1	2	1,119	\$361.93	\$420,000	\$404,999
119 W Maple Avenue Unit# 1	One	Low Rise	1	1	1	389	\$655.53	\$225,000	\$255,000
343 Elati Street	Two	House	2	4	3	2,214	\$496.84	\$1,100,000	\$1,100,000
145 W Byers Place	Two	House	2	3	2	1,668	\$623.50	\$850,000	\$1,040,000
60 W Maple Avenue	Two	House	2	4	2	2,444	\$384.62	\$825,000	\$940,000
174 W Byers Place	Two	House	2	4	3	2,087	\$427.89	\$850,000	\$893,000
182 W Bayaud Avenue	Two	House	2	3	3	1,164	\$743.13	\$850,000	\$865,000
109 W Ellsworth Avenue	Two	House	2	3	3	1,982	\$411.20	\$750,000	\$815,000
336 W Archer Place	Two	House	2	2	2	1,308	\$623.09	\$700,000	\$815,000
356 W Archer Place	Two	Townhouse	2	2	3	1,389	\$525.56	\$630,000	\$730,000
424 Fox Street	One	House	2	2	2	1,005	\$696.52	\$599,900	\$700,000
244 W 3rd Avenue	Two	House	2	3	2	1,584	\$391.41	\$625,000	\$620,000
340 W Archer Place	One	House	2	2	2	951	\$604.63	\$500,000	\$575,000
467 Fox Street	One	Duplex	2	1	1	640	\$689.06	\$399,900	\$441,000
133 W 2nd Avenue	Two	House	2	2	1	831	\$321.30	\$314,900	\$267,000
534 W 4th Avenue	Two	House	3	3	3	1,261	\$805.71	\$899,000	\$1,016,000
290 W Ellsworth Avenue	One	House	3	2	2	2,856	\$317.23	\$850,000	\$906,000
543 Inca Street	One	House	3	2	2	867	\$608.42	\$499,999	\$527,500
545 Inca Street	One	House	3	2	1	863	\$572.42	\$489,999	\$494,000
111 W 4th Avenue	3+	House	4	6	5	3,332	\$288.12	\$1,195,000	\$960,000
227 W 5th Avenue	Two	House	6	6	5	1,809	\$678.28	\$1,300,000	\$1,227,000

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

JUST SOLD
3537 Marion St.
 \$565,000
 2 BR/1BA 1181 SQ FT
 Remodeled Bungalow in the Heart Of RINO!



SALE PENDING
23421 E Saratoga, Aurora, CO
 Listed at \$499,500
 3BR/2BA 1296 sqft
 Great Two-Story in Tollgate Crossing!
 Tons of Upgrades!



Call Your Baker Specialist!
(303) 518-8564



The Broadway Book Mall is MOVING!

Nina, Ron and the team are moving a couple blocks down to 316 S. Broadway, on the corner right next to McDonald's! They're aiming for a mid-May opening. The old Urban Hardwood Furniture store is a much larger space with more display area! Phone number will remain the same: 303-744-BOOK (2655).