

# BAKER BULLETIN

Feb 2023



Presented by:  
Terri V James



## BAKER NEIGHBORHOOD QUARTERLY STATS NOV '22-MID FEB '23



19  
Homes  
Sold in Baker



\$623,645  
Average Price



\$535.90  
Average Price  
PSF  
Above Grade



23  
Average  
Median Days  
on Market



4  
Current  
ACTIVE  
Listings



6  
Current  
PENDING  
Listings

As I am sure you've heard, the big news has been the Fed raising interest rates. Early in 2022 we had a crazy frenzy of a buying season, with multiple offers and strong competition. By 4th quarter rates had jumped to the 7% range enabling buyers that were still in the game to have stronger negotiating power. However, inventory is still extremely low. This is a more balanced market, but slightly still in the seller's favor due to the housing shortage. Homes that are priced at current market value are still selling. To make sure you price your house appropriately, maximize your sales potential, and minimize your hassle, let's connect.!



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A down to **earth** real estate agent  
**BAKER RESIDENT!**



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

**LOCAL POSTAL  
 CUSTOMER**

# SALES

Address	Structure Type	Pkg	Beds	Baths	Living Area	PSF Above Grade	Original List Price	Current Price	Status
721 W 5th Avenue	Townhouse	1	3	2	1,410	\$ 851	\$620,000	\$600,000	Active
156 W Cedar Avenue	House	2	3	2	1,520	\$ 493	\$789,900	\$749,900	A
118 W Bayaud Avenue	Low Rise	2	1	1	501	\$ 649	\$325,000	\$325,000	A
47 W Alameda Avenue	House	5	3	2	1,043	\$ 623	\$650,000	\$650,000	A
177 Inca Street	Duplex	0	2	3	1,350	\$ 624	\$499,000	\$499,000	Pending
173 N Inca	Duplex	0	2	3	1,350	\$ 615	\$498,000	\$492,000	P
43 Elati Street	House	2	3	2	1,467	\$ 545	\$800,000	\$800,000	P
329 Fox Street	House	2	2	2	1,434	\$ 530	\$785,000	\$760,000	P
462 Elati Street	House	2	2	2	1,144	\$ 551	\$630,000	\$630,000	P
112 W Bayaud Avenue	Low Rise	2	1	1	501	\$ 649	\$325,000	\$325,000	P
413 Galapago Street	Townhouse	0	1	2	1,440	\$ 277	\$549,000	\$399,000	Closed
164 S Cherokee Street	Townhouse	0	1	1	494	\$ 737	\$375,000	\$364,000	C
77 W Archer Place # 2	Low Rise	0	1	1	753	\$ 452	\$340,000	\$340,000	C
62 W Ellsworth Avenue	House	1	3	2	1372	\$ 531	\$775,000	\$729,000	C
132 Galapago Street	House	1	3	2	1,533	\$ 465	765000	\$713,500	C
50 W 1st Avenue	House	1	3	2	1,600	\$ 388	\$825,000	\$620,000	C
475 N Galapago Street # 2	Townhouse	1	2	2	1,044	\$ 536	\$609,900	\$560,000	C
327 Elati Street	House	1	1	1	872	\$ 493	\$425,000	\$430,000	C
39 W Cedar Avenue	House	2	3	2	1751	\$ 485	\$850,000	\$850,000	C
344 Elati Street	House	2	3	2	1,600	\$ 469	\$750,000	\$750,000	C
330 W Archer Place	House	2	4	2	1894	\$ 792	\$775,000	\$750,000	C
35 W Byers Place Unit# P1	Townhouse	2	3	2	1519	\$ 494	\$755,000	\$750,000	C
88 W Cedar Avenue	House	2	3	2	1,539	\$ 468	\$800,000	\$720,000	C
150 W Byers Place Unit# 8	Duplex	2	4	4	2222	\$ 388	\$780,000	\$700,000	C
150 W Bayaud Avenue	House	2	3	2	1082	\$ 624	\$725,000	\$675,000	C
418 Inca Street	House	2	4	2	1720	\$ 356	\$645,000	\$612,500	C
334 Galapago Street	House	2	2	1	791	\$ 632	\$540,000	\$500,000	C
135 Elati Street	House	2	3	1	1344	\$ 543	\$550,000	\$465,000	C
116 W Bayaud Avenue	Low Rise	2	1	1	501	\$ 721	\$370,000	\$361,000	C

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

**UNDER CONTRACT IN ONE DAY  
 WITH A BACKUP OFFER!  
 2730 W DENVER PLACE**

Listed for \$1.2M  
 4 BED | 3 BATH 2292 SQ FT  
 Rare Single Family New Build in Sunnyside!



**JUST SOLD!!  
 242 S GRANT STREET**

SOLD FOR \$750,000  
 3 BED | 2 BATH 1469 SQ FT  
 Two-Story Victorian in W Wash Park  
 Tons of Upgrades!



**BROUGHT THE BUYER!  
 3000 OLIVE STREET**

SOLD FOR \$540,000  
 4BED | 2 BATH 1469 SQ FT  
 Beautiful Mid-Century Brick Home!  
 Tons of Upgrades!



**L'il Devils Lounge**  

Awesome neighborhood bar and lounge! And no it's not only for LGBTQ! Offering great speciality and frozen drinks, bbq in warmer months on a wonderful outdoor patio, absolutely the best holiday decorations, a fun place to watch football, play darts, see a drag show, meet your friends or make new ones! Great Happy Hour prices! Always a good time!  
 255 S. Broadway

**Call Your Baker Specialist!  
 (303) 518-8564**



**EcoBroker** 

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