

BAKER BULLETIN

1st Quarter 2023



Presented by:
Terri V James



HAPPY SPRING! NEIGHBORHOOD STATS JAN-APRIL '23



28
Homes
Sold in Baker



\$621.312
Average Price



\$558.99
Average Price
PSF
Above Grade



22
Average
Median Days
on Market



4
Current
ACTIVE
Listings



10
Current
PENDING
Listings

According to NAR, the average person has lived in their home for 10 years. If you've been in yours for a while, a lot may have changed for you in that time. When we work together, we can explore all options in today's market of whether to stay or move. A recent 2023 Realtor.com survey says that one in three are thinking about moving this year because their home no longer meets their needs. Top reasons quoted are: want to live closer to friends and family, retirement, change in family situation, job relocation, home is too big or small...If things have changed for you, it's still a great time to sell! We are in a strong seller's market! And there's a good chance you have built a lot of equity with all our Denver home value appreciation. You can use that equity to afford your next home! Connect with me and I'll tell you how!



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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**

Single Family Sales

	Address	Price	Parking	Beds	Baths	Square Feet	Price / SQ FT
ACTIVE	327 Cherokee Street	\$1,250,000	2	2	2	1,731	\$722
	424 Galapago Street	\$1,024,900	2	4	3	1,896	\$541
	111 W 4th Avenue	\$1,995,000	2	7	7	3,810	\$524
PENDING	165 S Bannock Street	\$399,000	0	1	1	584	\$683
	424 Inca Street	\$629,500	2	2	1	1,056	\$596
	143 Delaware Street	\$575,000	2	2	1	1,083	\$531
	617 W 5th Avenue	\$542,500	0	3	2	1,079	\$503
	435 Cherokee Street	\$772,000	1	3	2	1,366	\$565
	111 Fox Street	\$605,000	1	2	1	1,058	\$572
	118 W Irvington Place	\$937,000	2	3	3	2,003	\$468
	320 Fox Street	\$900,000	2	4	4	2,036	\$442
	43 Elati Street	\$801,500	2	3	2	1,467	\$546
	329 Fox Street	\$755,000	2	2	2	1,434	\$527
SOLD	421 Elati Street	\$739,000	2	3	2	1,106	\$668
	156 W Cedar Avenue	\$725,000	2	3	2	1,520	\$477
	150 W Bayaud Avenue	\$675,000	2	3	2	1,082	\$624
	462 Elati Street	\$615,000	2	2	2	1,144	\$538
	28 W Maple Avenue	\$581,000	2	2	1	955	\$608
	47 W Alameda Avenue	\$635,000	5	3	2	1,043	\$609

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

**SOLD for 100K over ask price! 1.3M!
 2730 W Denver Place**

4 BED | 3 BATH 2292 SQ FT
 Rare Dingle Family New Build in Sunnyside!



A little bit about me:

Living in Baker since the early 2000's, I've certainly seen a lot of change! Not only with our real estate market, but I have loved growing with this incredible, diverse, creative, and fun community! I've been so fortunate to help dozens and dozens of friends and neighbors sell their Baker homes, some to just buy another one in Baker! I've also brought many buyers who longed to live here with the amazing turn-of-the-century architecture and now many modern new builds. So grateful to collaborate with a conscious, artistic builder on many Baker projects including 50 North-the 12-plex on Galapago, and the Mod Tri-plex across the street, as well as many fixes and in-fill new homes: bringing some wonderful buyers, adding to the fabric of our neighborhood. I've learned much about these fab old homes, historic codes, and rules, and have helped many, many Baker clients over the years. Let me know how I can best assist you!

If we don't know each other, please reach out to me! You'll often see me walking with my big floppy-eared Dobie named Bill.



The Denver Distillery! 244 S Broadway in the Imperial Building

Located in the 130 year old Imperial Building at 244 S Broadway, long-time Baker resident (since the 1970's.) and owner of the Imperial, Ron Tarver had a vision. It took 6 years of designing and building his distillery pub to come to fruition. You can enjoy a drink next to the 150-gallon handmade still at the back of the bar. In the basement where all the action happens, four open-air cypress fermenters work on multi-day rotations. Come and experience grain to glass spirits and creative cocktail creations! Even host your next party!

Open Thu-Sun. (720)-381-3226
 contact@denverdillery.com

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



www.terrivjames.com

