

# BAKER BULLETIN

3rd Quarter 2023



Presented by:  
Terri V James



## HAPPY FALL Y'ALL! NEIGHBORHOOD STATS JULY-SEPTEMBER '23



20  
Homes  
Sold in Baker



\$603,674  
Average Price



\$537,380  
Average Price  
PSF  
Above Grade



36  
Average  
Median Days  
on Market



20  
Current  
ACTIVE  
Listings



8  
Current  
PENDING  
Listings

The market certainly shifted from this time last year with higher interest rates, yet the shortage of homes available for sale isn't a new problem. For 14 straight years, builders didn't construct enough homes to meet the historical average. And the mortgage rate lock-in effect where some homeowners don't want to move and take on a rate that's higher than the one they have on their current home also affects this. Yet, today's low inventory actually offers incredible benefits because your house will stand out. I can walk you through why it's especially worthwhile to sell with these conditions. And since many sellers are also buyers, I am an essential resource to help you stay up to date on the latest homes available for sale in your area so you can find your next dream home. If you're looking to make a move, let's connect. That way you'll have an expert on your side to explain how this impacts you and what's happening with the housing inventory in our area.



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A down to earth real estate agent  
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**PRSR STD  
 ECRWSS  
 U.S.POSTAGE  
 PAID  
 EDDM Retail**

**LOCAL POSTAL  
 CUSTOMER**

## Single Family Sales

	Address	Levels	Price	Parking	Beds	Baths	Square Feet	Price / SQ FT
<b>ACTIVE</b>	416 W 3rd Avenue	One	\$575,000	0	2	1	870	\$660.92
	228 W 1st Avenue W	Two	\$1,249,000	2	4	3	2,346	\$532.40
	141 W 3rd Avenue	Two	\$950,000	2	3	3	1,824	\$551.04
	138 W 2nd Avenue	Two	\$900,000	2	4	4	2,523	\$403.95
	50 W Maple Avenue	Three +	\$875,000	2	5	4	2,512	\$348.33
	616 W 1st Avenue	Two	\$840,000	2	4	2	1,717	\$489.23
	315 Inca Street	Two	\$800,000	2	2	1	1,048	\$763.36
	317 Inca Street	Two	\$800,000	2	2	1	1,088	\$735.29
	307 Galapago Street	Two	\$550,000	2	2	1	1,045	\$526.32
	232 W 4th Avenue	Two	\$849,000	2	3	2	1,896	\$447.78
<b>PENDING</b>	69 W Bayaud Ave	Two	\$875,000	3	3	3	1,676	\$522.08
	107 W 4th Avenue	Two	\$1,075,000	0	3	3	2,717	\$395.66
	238 Bannock Street	One	\$295,000	1	1	1	656	\$449.70
	106 W Ellsworth Ave	Two	\$950,000	2	5	2	2,448	\$388.07
	139 W Bayaud Ave	One	\$649,000	2	2	1	1,097	\$591.61
	206 W Irvington Place	Two	\$817,000	0	2	2	1,582	\$516.43
	413 W 1st Avenue	One	\$618,000	0	2	2	1,178	\$524.62
	227 Cherokee Street	Two	\$760,000	1	3	2	1,356	\$838.85
	445 Elati Street	One	\$806,000	2	4	2	1,793	\$553.19
	186 W Archer Place	One	\$607,000	2	2	1	746	\$813.67
<b>SOLD</b>	444 Inca Street	One	\$585,000	2	2	1	824	\$709.95
	68 W Ellsworth Ave	Two	\$460,000	2	3	1	1,372	\$335.28
	151 W Archer Place	Two	\$615,000	3	4	1	1,412	\$487.32
	111 W 4th Avenue	Three +	\$1,650,000	6	7	7	4,738	\$433.07

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

## New SOBO Duplex! Under Construction!

Each amazing side will offer:  
**3 BED | 4 BATH**  
**2430 Square Feet**

Tall expansive new build!

Incredible modern living and mountain views!

Three Stories, Full Basement with 9' ceilings! Custom Design Features!

Large covered rear porch, oversized 2 car garage.

Third floor has incredible light with flex living space for studio/office/or 4th bedroom, a wet bar and living area for entertaining.

Walk out to a hot tub graded upper deck with spectacular Rocky Mountain Views!



### TOWN HALL COLLABORATIVE! 525 SANTA FE IN THE ARTS DISTRICT

Super cool women owned venue offering Bar, Café, Events and Creative Space...this flexible collaborative in the heart of the Sante Fe Arts District is really awesome! From the beginning, Town Hall has been about three things: Bringing people together who crave connection, creativity and some good old-fashioned fun, supporting and empowering women, making space for each other and creating a safe and inspiring space for underrepresented groups. Book your next event! Coffee, cocktails, food trucks, open mic, trivia, workshops, poetry, music, art and more...you have to check out this amazing addition to our community.  
<https://www.townhallcollaborative.com/>  
 720.389.7502 Open Sunday -Tuesday  
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**Call Your Baker Specialist!**  
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