



Terri V James
Real Estate Advisor
Invallesco Real Estate
 1608 S Broadway
 Denver, CO
 80210

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

**LOCAL POSTAL
 CUSTOMER**

Single Family & Townhome Sales

	Address	Levels	Price	Parking	Beds	Baths	Square Feet	Price / SQ FT
ACTIVE	228 W 1st Avenue W	Two	\$1,249,000	2	3	2	2346	\$532
	123 W Alameda Avenue	Two	\$690,000	2	3	2	1,650	\$418
	129 Galapago Street	One	\$649,900	2	2	1	966	\$673
	444 Inca Street	One	\$585,000	2	2	1	824	\$710
	307 Galapago Street	Two	\$550,000	2	2	1	1,045	\$526
328 Bannock Street	One	\$844,000	4	3	2	1,789	\$533	
PENDING	241 Inca Street	One	\$584,900	1	2	1	1,057	\$553
	347 Galapago Street	One	\$550,000	2	2	1	1,001	\$549
	114 W Bayaud Avenue	One	\$330,000	2	1	1	501	\$659
	245 W 4th Avenue	Two	\$750,000	3	4	3	2,347	\$320
SOLD	107 W 4th Avenue	Two	\$1,052,500	0	3	3	2,717	\$387
	451 Cherokee Street	Two	\$775,000	0	3	3	1578	\$491
	416 W 3rd Avenue	One	\$500,000	0	2	1	870	\$575
	271 Galapago Street	One	\$422,000	0	2	2	720	\$586
	154 W Bayaud Avenue	Two	\$403,500	1	2	2	1,080	\$374
	238 Bannock Street	One	\$284,800	1	1	1	656	\$434
	106 W Ellsworth Avenue	Two	\$925,000	2	5	2	2448	\$378
	350 W Archer Place	Two	\$685,000	2	2	3	1,476	\$464
	139 W Bayaud Avenue	One	\$635,000	2	2	1	1,097	\$579
	69 W Bayaud Ave	Two	\$850,000	3	3	3	1,676	\$507

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



New SoBo Duplex!
Available March!
 Each amazing side will offer:
3 BED | 4 BATH 3264 Square Feet

Expansive Modern Gabled New Builds!
Spectacular mountain views!

Custom design features galore! Wooden, lighted stair railings. built in closets, vent covers, tongue and groove cedar front and back porch ceilings,

Easy maintenance exterior with Stucco walls and Metal Roofing! Composite moisture shield decking. Concrete planters and built in seating!

Full Basement with 9' ceilings! Tons of storage! Full Bathroom and Bedroom!

Third floor has incredible light with flex living space for den, studio/office/or 4th bedroom, a wet bar and living area for entertaining. Separate HVAC system. Walk out to an oversized hot tub rated deck with built in exterior lighting and incredible Rocky Mountain Views!

Helpful tips for exterior modification/remodeling in Historic Baker:

Baker has been a designated historical neighborhood since 2000. Not all, but a large portion of structures and homes are in this district. If you are thinking about making any exterior modifications, like adding an ADU, new windows, building a garage, etc., they are subject to review by the Landmark Preservation Commission and their approval is required in order to get a building permit for most exterior work. The Baker website has great info. to help you get started at www.Bakerneighborhood.org - under Topics tab - Historic District. See the Interactive map to check your location too! Baker does have an appointed advisory committee that can also be of assistance:
landmark@bakerneighborhood.org.

Call Your Baker Specialist!
(303) 518-8564



www.terrivjames.com



BAKER BULLETIN

4th Quarter 2023



Presented by:
Terri V James



NEIGHBORHOOD STATS 4Q 2023 through Jan '24



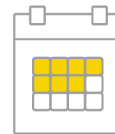
19
Homes
Sold in Baker



\$559,676
Average Sold
Price



\$503.81
Average Price
PSF
Above Grade



42
Average
Median Days
on Market



10
Current
ACTIVE
Listings
(down 50% from
last Quarter)



6
Current
PENDING
Listings

A busy spring is already beginning in real estate! Buyers have started to turn up to the market thanks to a drop in mortgage rates - a full percentage point since October. Homebuyers with a \$3,000 monthly budget have gained nearly \$40,000 in purchasing power and an uptick in inventory is providing them more choices. Sellers have an opportunity to capitalize on this. As these buyers are more discerning, it's smart to take some steps when listing your home. Consider enhancing your property's curb appeal, addressing any repairs, and showcasing its unique features. As the median days on market have increased, strategic pricing and effective marketing can help maintain buyer interest and expedite the selling process. It's crucial to stay informed about local market trends and consult with a knowledgeable real estate professional to make informed decisions that align with the current ebb and flow of buyer demands and market conditions. I am here to help navigate you through all of these steps!



Terri V James
Denver's Green Broker
303.518.8564
terrivjames@gmail.com
terrivjames.com
A down to earth real estate agent
BAKER RESIDENT!



Keri Bernardi
Branch Manager
719.494.5065
keri.bernardi@themortgageexchange.com
themortgageexchange.com



NMLS ID: 479595