

BAKER BULLETIN

2nd Quarter 2024



Presented by:
Terri V James



SIZZLIN' SUMMER! NEIGHBORHOOD STATS APRIL-JUNE '24



15
Homes
Sold in Baker



\$815,467
Average Sold
Price (up
17.044%!!!!)



\$518.67
Average Price
PSF
Above Grade



22
Average
Median Days
on Market



10
Current
ACTIVE
Listings



5
Current
PENDING
Listings

Mid-point in the year, our market is showing signs of stabilizing. More homes are becoming available, but many buyers are still hesitating due to high prices and interest rates. It's clear that the cost of housing, especially at median price points, remains a significant hurdle. More Inventory is a strong signal that we're approaching a balanced market for the first time in over a decade. Buyers are fatigued from the fast-paced market of recent years and are now taking their time. While some homes still attract multiple offers quickly, many are sitting for extended periods. Despite overall market unpredictability, real estate remains hyper-local. Activity varies significantly based on price, condition, and neighborhood. It's crucial to work with a knowledgeable real estate advisor who can analyze local data and set realistic prices and meet homeowner goals. If you want to sell your Baker home, I know the stats, live here and have the expertise! And Baker prices are up 17% just from last quarter!



Terri V James

Denver's Green Broker

303.518.8564

terrivjames@gmail.com

terrivjames.com

A down to **earth** real estate agent

BAKER RESIDENT!



Jeremy Daniels

Loan Officer

720.537.5051

jeremy.daniels@ccm.com

ccm.com/jeremy-daniels



JEREMY DANIELS
CROSSCOUNTRY MORTGAGE



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

PRSRT STD
 ECRWSS
 U.S.POSTAGE
 PAID
 EDDM Retail

**LOCAL POSTAL
 CUSTOMER**

Single Family and Duplex Sales

	Address	Levels	Price	Parking	Beds	Baths	Square Feet	Price / SQ FT
ACTIVE	127 W 2nd Avenue	One	\$440,000	1	1	1	769	\$572
	228 W 1st Avenue W	Two	\$1,195,000	2	4	3	2,346	\$509
	343 Elati Street	Two	\$1,185,000	2	4	3	2,214	\$535
	319 W Irvington Place	Two	\$895,000	2	3	3	1,836	\$487
	109 W Ellsworth Avenue	Two	\$830,000	2	4	4	1,982	\$419
	123 W Alameda Avenue	Two	\$650,000	2	3	2	1,650	\$394
	99 W Bayaud Avenue	Two	\$1,350,000	3	4	4	2,082	\$648
	541 Fox Street	Two	\$1,275,000	3	4	3	2,162	\$590
	245 W 4th Avenue	Two	\$1,249,000	3	5	4	2,313	\$540
	117 W Archer Place	Two	\$685,000	3	2	2	1,283	\$534
	287 Bannock Street	Three+	\$1,300,000	2	3	4	2,436	\$534
	62 W Ellsworth Avenue	Two	\$725,000	2	3	2	1,416	\$512
PENDING	329 Inca Street	Two	\$700,000	2	3	3	1,470	\$476
	118 Fox Street	Two	\$499,000	2	3	1	855	\$584
	255 Fox Street	Two	\$450,000	2	2	2	1,310	\$344
	59 W Byers Place	Two	\$819,500	0	3	3	1,840	\$445
	281 Cherokee Street	Two	\$790,000	1	3	1	1,600	\$494
	408 Fox Street	Two	\$750,000	1	3	3	1,590	\$472
	23 Acoma Street	Two	\$499,999	1	1	2	900	\$556
	127 Acoma Street		\$1,400,000	2	3	3	2,370	\$591
	327 Cherokee Street	Two	\$1,145,000	2	2	2	1,731	\$661
	141 W 3rd Avenue	Two	\$981,000	2	3	3	1,724	\$569
	85 Bannock Street	Two	\$920,000	2	3	2	1,950	\$472
	230 Cherokee Street	Two	\$734,500	2	2	2	1,544	\$476
SOLD	513 Inca Street	One	\$615,000	2	2	1	866	\$710
	129 Galapago Street	One	\$500,000	2	2	1	966	\$518
	333 Elati Street	One	\$377,000	2	3	1	821	\$459
	326 Cherokee Street	Two	\$1,040,000	3	4	3	1,720	\$605
	224 W 4th Avenue	Two	\$810,000	3	3	2	1,762	\$460
	721 W 3rd Avenue	Two	\$850,000	5	5	6	2,148	\$396

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

Underground Music Showcase 2024

Fri Jul 26th 2024, 4:00 pm -
 Sun Jul 28th 2024, 11:59 pm

Featuring 200+ artists playing up and down South Broadway.



Daily Park Renovations Begin this Month!

The voter approved Rise bond funded project will make improvements to our park based upon the 2009 Master Plan.

Playground and basketball court replacement, landscape improvements including ramps, walks and irrigation.

Baker Ice Cream Social

Saturday August 17, 12-2pm
 Ross-Broadway Library

33 E Bayaud Ave.
 (in between Broadway and Lincoln).



MUTINY INFORMATION CAFE[®] 2 S BROADWAY AT ELLSWORTH

One of my fave spots on S. Broadway! Comics, killer coffee and pastries, pinball (YES!), GREAT selection of books and a most excellent vibe!

AND Mutiny Markets are back! Weekends. Set up on the north side of the building, along Ellsworth,

<https://www.mutinybooks.com>
 Open Daily 9-9 Sun-Thurs 9-10 Fri and Sat.
 Contact:info@mutinyinfocafe.com

Call Your Baker Specialist!
(303) 518-8564



EcoBroker

www.terrijames.com
 COLORADO ASSOCIATION OF HOME BUILDERS
 NAHB
 NAHB
 REALTOR
 EQUAL HOUSING LENDER