

BAKER BULLETIN FALL 2024



Presented by:
Terri V James



NEIGHBORHOOD STATS 3Q into Oct. 2024 All Property Types



20
Homes
Sold in Baker



\$667,284
Average Sold
Price



\$515.04
Average Price
PSF
Above Grade



29
Average
Median Days
on Market



28
Current
ACTIVE
Listings



9
Current
PENDING
Listings

Homes are spending a bit more time on the market now, often requiring price reductions before finding a buyer. Buyer demand has tapered off due to higher interest rates and, to some extent, the upcoming presidential election. Many buyers are waiting for the perfect home and are less willing to compromise, especially when they're paying more in interest. When buyers do find the right property, they're quick to negotiate—even if the home is newly listed. SO having your home in tip-top shape is crucial when getting ready to enter the market. Recognizing that the market is taking longer to absorb inventory is important to remember now, and this trend may continue as we approach the election and the holiday season. Some sellers are choosing to wait until spring, aiming to list during what is traditionally the peak selling season for the Denver metro area, a time when home prices tend to reach their highest for the year. I am always here to assist with any of your real estate questions! Call me anytime!



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A down to earth real estate agent
BAKER RESIDENT!



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EDDM Retail



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**LOCAL POSTAL
CUSTOMER**

Single Family, Townhome, & Duplex Sales

	Address	Levels	Price	Parking	Beds	Baths	Square Feet	Price / SQ FT
ACTIVE	158 W 4th Avenue	Three +	\$1,179,000	0	4	4	2557	\$461
	321-323 Inca Street	One	\$600,000	0	2	2	1,176	\$510
	407 W 1st Avenue	One	\$469,407	0	2	1	735	\$639
	561 Cherokee Street	One	\$420,000	0	2	1	800	\$525
	359 Cherokee Street	One	\$399,000	0	2	1	851	\$469
	237 W 3rd Avenue	Two	\$845,000	1	3	2	1,996	\$423
	403 W 3rd Avenue	Two	\$730,000	1	2	1	1,667	\$438
	323 Galapago Street	One	\$450,000	1	2	1	711	\$633
	160 S Cherokee Street	One	\$345,000	1	1	1	494	\$698
	431 Acoma Street	Three +	\$2,750,000	2	4	6	2,630	\$1,046
	228 W 1st Avenue W	Two	\$1,195,000	2	4	3	2,346	\$509
	436 Cherokee Street	Two	\$750,500	2	3	2	1,413	\$531
	436 Cherokee Street	Two	\$750,500	2	3	2	1,413	\$531
	176 W Maple Avenue	Two	\$725,000	2	3	2	1,495	\$485
	77 W Cedar Avenue	Two	\$725,000	2	3	2	1557	\$466
PENDING	447 Galapago Street	Three +	\$699,000	2	3	4	1,550	\$451
	232 W 5th Avenue	Two	\$610,000	2	2	3	1,330	\$459
	440 W 1st Avenue	One	\$415,000	2	1	1	674	\$616
	245 W 4th Avenue	Two	\$1,195,000	3	5	4	2,313	\$517
	95 W Byers Place	Two	\$775,000	4	4	2	1,784	\$434
	441 Elati Street	One	\$440,000	0	1	2	880	\$500
	721 W 3rd Avenue	Two	\$396,000	1	1	2	756	\$524
	532 W 5th Avenue	One	\$355,000	1	1	1	688	\$516
	521 Fox Street	Three +	\$889,900	2	3	4	1,856	\$479
	238 Inca Street	One	\$520,000	2	1	2	957	\$543
	450 W 4th Avenue	Three +	\$699,000	4	4	3	1,280	\$546
	287 Bannock Street	Three +	\$1,300,000	2	3	4	2436	\$534
	141 W Irvington Place		\$1,005,000	1	4	2	2074	\$485
	121 W 2nd Avenue	Two	\$885,000	1	4	4	1710	\$518
	164 W Maple Avenue	One	\$450,000	1	2	1	636	\$708
127 W 2nd Avenue	One	\$422,680	1	1	1	769	\$550	
SOLD	130 W 3rd Avenue	Three +	\$1,150,000	2	4	3	2,329	\$494
	319 W Irvington Place	Two	\$887,600	2	3	3	1,836	\$483
	127 Galapago Street	Two	\$760,000	2	3	3	1644	\$462
	62 W Ellsworth Avenue	Two	\$722,500	2	3	2	1416	\$510
	329 Inca Street	Two	\$687,500	2	3	3	1,470	\$468
	77 W Cedar Avenue	Two	\$480,000	2	3	1	994	\$483
	118 Fox Street	Two	\$480,000	2	3	1	855	\$561
	77 Elati Street	One	\$460,500	2	1	1	682	\$675
	568 Inca Street	Two	\$450,000	2	2	2	1,195	\$377
	333 Elati Street	One	\$377,000	2	3	1	821	\$459
117 W Archer Place	Two	\$677,000	3	2	2	1,283	\$528	

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

Sunnyside Renovation! Original Bungalow-Being Completely Refreshed! Remodeled Basement!

\$800's
3 BED | 2 BATH | 1513 SQ FT | 2 Car Garage!



Coming Soon! Historic W Wash Park Gem!
1099 S Clarkson Street

\$830,000
4 BED | 2 BATH | 2321 SQ FT 10' Ceilings!
Opportunity to make this beauty shine!



New Construction! SoBo Duplex!
2401 & 2 S Cherokee Street

\$TBD
3 BED | 3.5 BATH | 2,600 SQ FT
Custom / Modern / Bold New Build!
Incredible Development!



Call Your Baker Specialist!
(303) 518-8564



EcoBroker



www.terrivjames.com