

BAKER BULLETIN

SPRING 2025



Presented by:
Terri V James



HAPPY SPRING!!! Baker Real Estate Stats 1Q 2025 All Property Types



14
Homes
Sold in Baker



\$649,472,
Average Sold
Price



\$480.90
Average Price
PSF
Above Grade



29
Average
Median Days
on Market



41
Current
ACTIVE
Listings



7
Current
PENDING
Listings

Sellers today are in a different position than during the 2020-2022 boom. Buyers are more selective, favoring homes that require minimal updates and are priced competitively. Unlike the pandemic years, there's no built-in urgency—sellers need to create it by presenting a well-maintained, move-in-ready home at an attractive price. While many buyers are waiting for the right property, they're still willing to compete for well-priced homes in desirable areas. If you're planning to sell, now is the time to make your home as appealing as possible. The past five years have been a defining chapter in Denver real estate, from record-breaking demand to a market that's now finding its balance. While the days of ultra-low interest rates and bidding wars seem to be behind us, buyers and sellers today are navigating a more sustainable, long-term market. Whether you're looking to move now or planning for the future, understanding these shifts is key. If you're considering buying or selling this year, let's connect to discuss the best strategy for your goals. Call me anytime!



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**LOCAL POSTAL
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 EDDM Retail**

Single Family, Townhome & Duplex Sales

	Address	Levels	Price	Parking	Beds	Baths	Square Feet	Price / SQ FT
ACTIVE	345 Delaware Street	One	\$900,000	0	5	2	2,147	\$419.19
	115 W 2nd Avenue Unit# 101	Three+	\$749,800	1	3	3	1,445	\$518.89
	115 W 2nd Avenue Unit# 104	Three+	\$730,000	1	3	3	1,500	\$486.67
	300 Inca Street	Three+	\$725,000	1	4	4	1,398	\$518.60
	117 Elati Street Unit# 4	One	\$615,150	1	2	2	1,125	\$546.80
	403 W 3rd Avenue	Two	\$600,000	1	2	1	1,667	\$359.93
	117 Elati Street Unit# 3	One	\$586,000	1	2	2	1,005	\$583.08
	410 Acoma Street Unit# 309	Three+	\$565,000	1	2	2	1,164	\$485.40
	277 N Broadway Unit# 403	One	\$555,000	1	2	2	1,172	\$473.55
	277 N Broadway Unit# 208	One	\$465,000	1	1	1	951	\$488.96
	338 Inca Street	One	\$450,000	1	1	1	684	\$657.89
	141 W Archer Place	One	\$415,000	1	1	1	814	\$509.83
	108 W Byers Place Unit# G4	One	\$400,000	1	2	3	1,202	\$332.78
	277 N Broadway Unit# 202	One	\$395,000	1	1	1	835	\$473.05
	527 Fox Street	Three+	\$1,144,000	2	4	4	2,450	\$466.94
	35 Elati Street	Two	\$975,000	2	3	3	1,859	\$524.48
	410 Acoma Street Unit# B3	Two	\$975,000	2	3	3	2,500	\$390.00
	182 W Bayaud Avenue	Two	\$850,000	2	3	3	1,164	\$730.24
	69 W Cedar Avenue	Two	\$849,000	2	3	2	1,753	\$484.31
	169 W Byers Place	Two	\$798,000	2	4	2	1,601	\$498.44
	568 Galapago Street	Two	\$780,000	2	5	2	1,815	\$429.75
	421 Elati Street	One	\$775,000	2	3	2	1,106	\$700.72
	538 Galapago Street	Two	\$750,000	2	3	2	1,597	\$469.63
	436 Cherokee Street	Two	\$750,000	2	3	2	1,413	\$530.79
	34 W Maple Avenue	One	\$699,999	2	3	2	1,352	\$517.75
	84 Inca Street	Two	\$687,500	2	3	3	1,590	\$432.39
PENDING	161 W Maple Avenue	Three+	\$674,500	2	2	2	1,207	\$558.82
	124 Elati Street	Two	\$599,000	2	2	2	1,280	\$467.97
	277 N Broadway Unit# 409	One	\$599,000	2	2	2	1,417	\$422.72
	231 W Ellsworth Avenue	Two	\$510,000	2	3	1	1,387	\$367.70
	722 W 6th Avenue	Two	\$475,000	2	1	2	1,245	\$381.53
	339 Delaware Street	One	\$399,900	2	1	1	969	\$412.69
	245 W 4th Avenue	Two	\$1,195,000	3	5	4	2,313	\$516.65
	154 W Bayaud Avenue	Two	\$600,000	1	2	2	1,100	\$545.45
	301 Fox Street	One	\$350,000	1	1	1	587	\$596.25
	160 S Cherokee Street	One	\$325,000	1	1	1	494	\$657.89
SOLD	343 Elati Street	Two	\$850,000	2	4	3	2,214	\$383.92
	438 Inca Street	One	\$699,000	2	2	2	1,601	\$436.60
	410 Acoma Street Unit# 303	One	\$550,000	2	2	3	1,150	\$478.26
	124 W 3rd Avenue	Two	\$850,000	6	4	4	1,608	\$528.61
	578 Galapago Street	Two	\$690,000	0	6	5	5,700	\$121.05
	136 W Maple Avenue	Two	\$565,000	0	3	1	1,384	\$408.24
	279 Delaware Street	One	\$510,000	0	2	1	1,001	\$509.49
	561 Cherokee Street	One	\$375,000	0	2	1	800	\$468.75
	287 Bannock Street	Three+	\$1,262,604	2	3	4	2,436	\$518.31
	285 Bannock Street	Three+	\$1,208,000	2	3	4	2,436	\$495.89
	77 W Cedar Avenue	Two	\$680,000	2	3	2	1,571	\$432.85
	443 Galapago Street	Three+	\$599,000	2	3	3	1,425	\$420.35
	99 W Bayaud Avenue	Two	\$1,300,000	3	4	4	2,082	\$624.40
	95 W Byers Place	Two	\$650,000	4	4	2	1,784	\$364.35

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

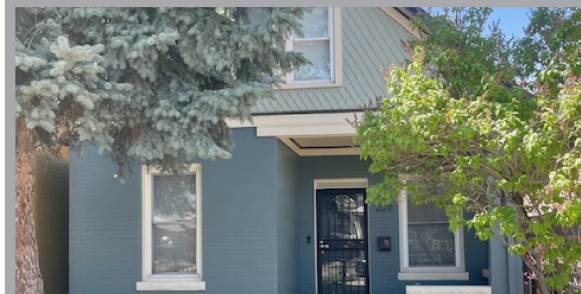
SOLD for \$810,000 2732 W Denver Place
Sunnysidee Renovation!
Original Bungalow-Completely Refreshed!
Remodeled Basement!

3 BED | 2 BATH | 1513 SQ FT | 2 Car Garage!



Coming to Baker! 269 Delaware Street
Super cool! Completely Updated!
Primary Loft! New 2 Car Garage!

\$700K's
3 BED | 2 BATH | 1308 SQ FT



New Construction! SoBo Duplex!
2401 & 2403 S Cherokee Street
Available June
Custom | Modern | Bold New Build!
Incredible Development!

\$TBD
3 BED | 3.5 BATH | 2,600 SQ FT



Call Your Baker Specialist!
(303) 518-8564



EcoBroker



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