

# Homes Went Under Contract in April at ~50% Higher Rate Than in 2009

In the four weeks ending last Sunday, 690 single family homes in Jeffco went under contract (and have stayed under contract), compared to just 460 homes staying under contract in the same four week period of 2009. This is based on my analysis of data from Metrolist, the Denver MLS. That computes to a 50% increase over last April.

In the previous four weeks, 573 Jeffco homes went and stayed under contract, compared to 425 in 2009 — a 35% increase.

Given that the unemployment rate in Colorado — a key factor in real estate activity — is basically unchanged from a year ago (8.4% vs. 8.2%), one can only conclude that this dramatic increase in buyer activity is the result of the two tax credits set to expire this Friday.

At Golden Real Estate, we have definitely witnessed a dramatic

increase in buyer activity this month, with a three-fold surge in walk-ins of buyers. Our showing service, RERC, estimates that it has set about 50% more showings this month than it did last April. It will be interesting to see how next month's statistics compare to those of May 2009. I am much more optimistic than I was a month ago that we will see only a short-term dip in activity. After all, the summer selling season is

upon us. I constantly remind my own clients, however, that I do not have a crystal ball.

## Golden Real Estate Wins 2010 Sustainability Award

At the Golden City Council meeting on Earth Day, Golden Real Estate was presented with the 2010 Sustainability Award, in recognition of our commitment to en-

ergy efficiency, renewable energy and sustainable practices. In presenting the award, Susan Buhr, chair of the city's Sustainability Advisory Board, cited among many other things the fact that we accept polystyrene (aka "Styrofoam") for recycling at our office and take several truckloads of the material each year to a polystyrene factory in Denver. Links to a list of our sustainable practices and a video of the presentation can be found at [www.JimSmithColumns.com](http://www.JimSmithColumns.com).

## Golden's Biggest Community Garage Sale Is This Saturday

Every May, we sponsor a community garage sale for the Village at Mountain Ridge subdivision off Highway 93 in north Golden. This year's sale will be on May 1st, from 8 am to noon. At press time, 16 homeowners had already signed up to participate, but an estimated 30 or more can ultimately be expected to join in. Come shop!

## This Week's Featured New Listing:

### Veldkamps' Family Home in Applewood

Ben and Cora Veldkamp, the well-known local florists, have owned 12200 W. 18th Dr. for 37 years, so you be sure that the landscaping is top rate. If you like brick, you'll love this home's brick walls, steps, walks, porch and patio. Inside, the kitchen and bathrooms are beautifully updated, and the rooms are generous in their dimensions. For example, the formal living room is 19'x28', the family room is 18'x31', the kitchen is 15'x18', and the master bedroom is 18'x19'. The oversized and heated 2-car garage measures 1,100-sq.ft., including its large heated workshop. To fully appreciate this great home, visit it website above to take a guided video tour or see a slideshow of still photos. Then call your agent or listing agent Jim Smith at 303-525-1851 for a private tour.



## REAL ESTATE TODAY



By JIM SMITH, Realtor®



Serving the West Metro Area

**Jim Smith**

Broker/Owner

**Golden Real Estate, Inc.**

DIRECT: 303-525-1851

EMAIL: [Jim@GoldenRealEstate.com](mailto:Jim@GoldenRealEstate.com)

17695 South Golden Road, Golden 80401

WEBSITE: [www.GoldenRealEstate.com](http://www.GoldenRealEstate.com)



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