

## 'Community Solar' Makes Solar Available to Condo Owners and Apartment Dwellers

Driving around the metro area and elsewhere, you have probably noticed huge installations of solar panels on open land and wondered who built and who benefits from them.

Bigger installations, such as in the Mojave Desert, are utility-scale installations owned by electric utilities to replace fossil-fueled facilities. Smaller installations, such as the one north of 64th Avenue on Highway 93, are owned by community solar companies or non-profits.

The concept of community solar is to rent or sell portions of such installations to individual utility customers. The kilowatt-hours generated by those solar panels are then credited to the usage on subscribers' electric meters.

It's a perfect solution for customers like Rita and me, who sold their home and are now living in an apartment or condo building where they can't install their own solar panels. The really neat thing about community solar is that when you move, your solar generation is merely reassigned to your new electric meter — no need to buy new panels.

Small businesses can also take advantage of community solar.

**REAL ESTATE  
TODAY**



By **JIM SMITH**,  
Realtor®

Golden Real Estate, for example, moved last November from its solar-powered office on South Golden Road into a storefront on Washington Avenue in downtown Golden. Community solar is the only way that we can continue to be solar-powered since we can't install solar panels.

Denver-based SunShare describes itself as the nation's oldest community solar company with over 10 years' experience building and maintaining "solar gardens" across the state. Their website says that they have built 116MW of solar panels and have 14,000 subscribers and three utility partners. Learn more at their website, [www.MySunShare.com](http://www.MySunShare.com).

Community solar was legalized in Colorado in 2010 with the passage of the Community Solar Gardens Act (HB 1342). The following year, SunShare opened for business, and in 2015 the Colorado Energy Office partnered with GRID Alternatives to construct a community solar demonstration project to serve low-income Coloradans.

Colorado Springs Utilities was the first utility to create its own



solar garden for 278 subscribers in 2011. That 0.5-MW installation has since grown to a 2-MW installation serving 435 customers.

Community solar can be a good deal for rural landowners, providing a predictable revenue stream for otherwise non-producing acreage.

Renting or buying photovoltaic panels in a solar garden costs money, so you're still paying for electricity, but the rule of thumb is that what you spend on community solar is about 10% cheaper than buying the same amount of electricity from the utility.

Some of us don't worry about the size of the savings but simply "go solar" because it's the right thing to do.

To learn more, in addition to visiting SunShare's website, I suggest Googling "community solar Colorado." You will find other companies offering community solar, learn the history of it in Colorado, and decide whether it is right for you.

You may find that existing solar gardens are sold out and you'll be put on a waiting list for a future solar garden.

Whether you are putting solar panels on your own property or subscribing to a solar garden, consider upsizing your investment instead of basing it on your current usage, since the chances are that you'll be buying an electric vehicle and you'll want electricity from the sun to power it, too.

### Help Us Find a Home for Our Woodway Curve Treadmill

Rita and I have downsized and have to give up our Woodway Curve non-electric treadmill. We paid \$5,995 + \$1,000 for delivery. I'm asking \$2,000 and will deliver it free locally. Learn why it's so great at [www.Woodway.com](http://www.Woodway.com).

### Westminster Ranch Listed by Jim Swanson

This move-in ready south-facing ranch home with updates at **3865 W. 63rd Ave.** is ready for new owners. The corner lot and low maintenance yard is great for pets. The open floor plan features a large living room with vaulted ceiling, plus a dining area with French doors adjacent to the kitchen. Quality kitchen appliances are included. There are 2 bedrooms and 2 baths on the main level, and 2 bedrooms, a full bath, and a nice family room in the basement. You'll like the high ceilings in the basement. Built in 1987, the Arlington Meadows neighborhood has great access to Denver and Interstates 25, 76 and 70. The Tennyson light rail station is only 10 blocks away, as well as the large Tennyson Knolls park. View more pictures and take a narrated video tour at [www.ArlingtonMeadowsHome.info](http://www.ArlingtonMeadowsHome.info), then call your agent or **Jim Swanson** at 303-929-2727 for a private showing.



## If a Slowdown in the Real Estate Market Is Coming, April Statistics Don't Show It

Last week I predicted a slowdown in the real estate market because of the abrupt and severe increase in mortgage rates, and I stand by that prediction, but it will not be apparent, I believe, until we see the market statistics for May 2022.

April statistics won't be available until mid-May, but at right is a table showing March statistics over the past 6 years. As you can see, especially in the last two columns, the seller's market was only accelerating. Despite a surge in new listings and a high number of pending and closing listings resulting in a record low number of active listings, the median days in the MLS was at its lowest — 4 days — and the ratio of closed price to listing price was at its highest.

Although the numbers for April aren't yet available, I checked the pending and closing listings from April 1 through April 24th on REColorado, the Denver MLS, and found that

Month	Sold Listings	Active Listings	Pending Listings	New Listings	Median DOM	Ratio
Mar-17	5,904	13,968	6,730	9,060	7	100.0%
Mar-18	6,073	13,383	6,906	8,861	7	100.0%
Mar-19	5,800	21,760	7,776	10,499	12	100.0%
Mar-20	8,053	24,077	7,408	12,063	9	100.0%
Mar-21	8,831	13,121	9,332	10,041	5	100.9%
Mar-22	7,673	8,901	8,368	10,480	4	103.6%

DOM was still only four, and the ratio of sold price to listing price had swollen to 105.5%.

Keep in mind, however, that those listings which are pending now or have closed in April probably had interest rates that were locked in back in March before the abrupt increase in mortgage interest rates which I still believe will soften the market in May and beyond.

Here are a couple other statistics as of April 24th that suggest an increased seller's market: There are only 4,995 active listings in the entire MLS, but there are 10,649 pending listings. Compare that to the above chart.

**GOLDEN  
REAL ESTATE**

**Congratulations to David Dlugasch, top-producing Broker Associate for the First Quarter of 2022**

**Jim Smith**

Broker/Owner, 303-525-1851  
[Jim@GoldenRealEstate.com](mailto:Jim@GoldenRealEstate.com)  
1214 Washington Ave., Golden 80401

**Broker Associates:**

**JIM SWANSON**, 303-929-2727  
**CHUCK BROWN**, 303-885-7855  
**DAVID DLUGASCH**, 303-908-4835  
**TY SCRABLE**, 720-281-6783  
**ANAPaula SCHOCK**, 303-917-1749

