

One Month Left to Sell Before Possible Tax Hike

If either version of the GOP tax bills is enacted, nearly 20% of Colorado homeowners who sell their home would be subject to capital gains tax next year who are not subject to it this year. That's how many of us have lived in our homes more than two but less than five years.

Currently, you only need to have lived in your home for 2 of the 5 years preceding a sale to enjoy a \$250,000 (single) or \$500,000 (if married) exemption on capital gains. That changes to 5 of the past 8 years under both bills. For a typical \$100,000 gain in value, that computes to nearly a \$20,000 tax hike. (The Senate version only requires you to be under contract by Dec. 31, whereas the House version requires that you close.)

So, if you are planning to sell before you've lived in your current home for at least 5 years, it would be a good idea to put it on the market immediately. Fortunately, as I've demonstrated in previous columns, De-

ember is a pretty good month for putting a home on the market. We know how to make it happen, so call us.

Also at risk: the deductibility of property taxes, state income tax, and the mortgage interest deduction. The estate tax, which only applies to the top 0.2%, would be cut in both versions and eliminated by 2024 if the House version prevails — a billion-dollar windfall to heirs of the top 0.1%.

If you're thinking of buying an electric or hybrid vehicle, you should do that before year end, too, because the \$2,500 to \$7,500 tax credit (based on battery size) is also being eliminated. It's not too late to take delivery of a new Tesla Model S or Model X, or Chevy Volt by year's end and get that full tax credit plus Colorado's \$5,000 credit (which does not go away in 2018). I can secure you an additional \$1,000 on either Tesla model, plus free super-charging. Call me.

REAL ESTATE TODAY



By JIM SMITH, Realtor®

Just Listed: Golden Townhome

\$675,000



This 4-bedroom, 3½-bath home at 1060 Cottonwood Circle with main-floor master was just listed by Andrew Lesko. Adjacent to the Harmony Village co-housing community and a stone's throw from Fossil Trace golf course, this is a high-end home with hardwood and tile floors, a gourmet kitchen, and more. Find more pictures and a narrated video tour at www.CottonwoodVillas.info, then come to Andrew's open house, **Saturday, 1-4 pm.**

Golden Real Estate Has a Record of Success in Jefferson County & Denver

| Address | City | Listed Price | Sold Price | Sold Date |
|-------------------------|-------------|--------------|------------|------------|
| 10730 W 13th Ave. | Lakewood | \$188,000 | \$188,000 | 1/6/2017 |
| 7735 Jared Way | Littleton | \$375,000 | \$370,000 | 1/20/2017 |
| 40 S. Ammons St. | Lakewood | \$350,000 | \$353,000 | 1/24/2017 |
| 17205 Rimrock Dr. | Golden | \$650,000 | \$656,500 | 2/22/2017 |
| 1041 S. Miller Way | Lakewood | \$252,000 | \$255,501 | 2/27/2017 |
| 2571 Beech Ct. | Golden | \$385,000 | \$399,000 | 3/10/2017 |
| 10020 Nelson St. | Westminster | \$405,000 | \$435,000 | 4/12/2017 |
| 6579 W. Mississippi Pl. | Lakewood | \$225,000 | \$226,500 | 4/17/2017 |
| 95 S. Lupine St. | Golden | \$675,000 | \$675,100 | 4/21/2017 |
| 169 W. Maple Ave. | Denver | \$465,000 | \$517,500 | 4/21/2017 |
| 9282 W. Utah Pl. | Lakewood | \$235,000 | \$240,000 | 4/24/2017 |
| 5700 W. 71st Ave. | Westminster | \$275,000 | \$306,000 | 4/28/2017 |
| 17874 W. 77th Lane | Arvada | \$780,000 | \$770,000 | 5/1/2017 |
| 10707 W. Cooper Dr. | Littleton | \$425,000 | \$427,500 | 5/12/2017 |
| 4400 S. Quebec St. | Denver | \$125,000 | \$129,000 | 5/16/2017 |
| 308 Iowa Dr. | Golden | \$495,000 | \$513,000 | 5/22/2017 |
| 1200 Cherokee St. | Denver | \$440,000 | \$444,000 | 6/5/2017 |
| 10649 W. Dartmouth Ave. | Lakewood | \$240,000 | \$255,000 | 6/12/2017 |
| 11793 W. 56th Cir. | Arvada | \$495,000 | \$495,000 | 6/16/2017 |
| 2325 S. Linden Ct. | Denver | \$128,500 | \$136,000 | 6/29/2017 |
| 1453 Jesse Lane | Golden | \$910,000 | \$880,000 | 7/14/2017 |
| 6885 W. 68th Ave. | Arvada | \$399,000 | \$389,000 | 7/18/2017 |
| 12745 W. 15th Pl. | Lakewood | \$500,000 | \$505,000 | 7/24/2017 |
| 686 S. Yarrow St. | Lakewood | \$445,000 | \$445,000 | 7/24/2017 |
| 17237 W. 12th Ave. | Golden | \$330,000 | \$320,000 | 7/26/2017 |
| 13405 W. 82nd Ave. | Arvada | \$500,000 | \$500,000 | 7/28/2017 |
| 5537 Lewis Ct. | Arvada | \$290,000 | \$290,000 | 8/7/2017 |
| 17130 W. 53rd Ave. | Golden | \$825,000 | \$810,000 | 8/11/2017 |
| 616 S. Yarrow St. | Lakewood | \$445,000 | \$445,000 | 8/25/2017 |
| 11020 Otis St. | Westminster | \$410,000 | \$410,000 | 8/29/2017 |
| 917 Nelson St. | Lakewood | \$395,000 | \$395,000 | 9/7/2017 |
| 1418 Ford St. | Golden | \$475,000 | \$475,000 | 9/20/2017 |
| 400 23rd St. | Golden | \$360,000 | \$430,000 | 9/20/2017 |
| 1061 S. Geneva St. | Denver | \$415,000 | \$370,000 | 9/21/2017 |
| 11354 W. 18th Ave. | Lakewood | \$235,000 | \$242,000 | 9/22/2017 |
| 7649 Conifer Rd. | Denver | \$230,000 | \$250,500 | 9/25/2017 |
| 315 Osceola St. | Denver | \$275,000 | \$270,000 | 9/26/2017 |
| 4505 Teller St. | Wheat Ridge | \$359,000 | \$381,000 | 9/29/2017 |
| 4927 S. Miller Way | Littleton | \$325,000 | \$352,000 | 9/29/2017 |
| 1095 Krameria St. | Denver | \$565,000 | \$580,000 | 10/10/2017 |
| 12039 W. 52nd Pl. | Arvada | \$385,000 | \$365,000 | 10/13/2017 |
| 17223 W. 15th Pl. | Golden | \$490,000 | \$480,000 | 10/17/2017 |
| 4570 S. Swadley Ct. | Morrison | \$295,000 | \$295,000 | 10/17/2017 |
| 7470 Pike View Ct. | Lakewood | \$475,000 | \$460,000 | 10/27/2017 |
| 9349 W. Baltic Dr. | Lakewood | \$519,000 | \$480,000 | 11/1/2017 |
| 1801 S. Valentine St. | Lakewood | \$420,000 | \$440,000 | 11/9/2017 |
| 8225 Fairmount Dr. | Denver | \$210,000 | \$210,000 | 11/10/2017 |
| 7402 W. 67th Pl. | Arvada | \$375,000 | \$375,000 | 11/13/2017 |
| 816 Mountain Meadows Dr | Black Hawk | \$395,000 | \$390,000 | 11/15/2017 |

Golden Real Estate's 2017 Statistics

◀ **Our Agents Sold 49 Listings in 2017 through November.**

53% of our listings sold above their listing prices.

Only **31%** had to settle for less than the listing price.

Our median days on market (DOM) was 6.

▶ **We Also Closed 36 Buyer Sides.**

64% of our buyers were able to buy their homes for less than asking price. Only **25%** of them paid above the listing price.

Wouldn't You Like Us on Your Side?

Call 303-525-1851 for a free in-home consultation!

| Address | City | Listed Price | Sold Price | Sold Date |
|--------------------------|------------|--------------|------------|------------|
| 9746 W. Iowa Dr. | Lakewood | \$435,000 | \$430,000 | 1/11/2017 |
| 485 Crawford St. | Golden | \$750,000 | \$779,514 | 1/13/2017 |
| 29266 S. Sunset Trail | Conifer | \$560,000 | \$560,000 | 1/20/2017 |
| 12843 W. 3rd Pl | Lakewood | \$348,500 | \$340,000 | 2/3/2017 |
| 11774 Pine Hill St. | Parker | \$459,000 | \$459,000 | 2/7/2017 |
| 7369 S. Alkire St. | Littleton | \$232,000 | \$240,000 | 2/15/2017 |
| 1605 Filbert Ct. | Denver | \$699,000 | \$699,000 | 2/24/2017 |
| 1265 Coyote Cir. | Black Hawk | \$110,000 | \$105,000 | 3/16/2017 |
| 1723 Robb St. | Lakewood | \$170,000 | \$180,000 | 3/27/2017 |
| 7338 S. Ridgeview Dr. | Littleton | \$459,900 | \$449,000 | 3/30/2017 |
| 5456 S. Oak Way | Littleton | \$510,000 | \$530,000 | 3/31/2017 |
| 640 11th St. | Golden | \$429,000 | \$425,000 | 4/20/2017 |
| 7148 W. Frost Pl. | Littleton | \$349,900 | \$350,000 | 4/20/2017 |
| 12800 W. Ellsworth Pl. | Lakewood | \$449,900 | \$445,000 | 5/4/2017 |
| 17812 W. 59th Ave. | Golden | \$599,000 | \$599,999 | 5/24/2017 |
| 6026 Xenophon St. | Arvada | \$420,000 | \$410,000 | 6/5/2017 |
| 4579 E. 95th Ct. | Thornton | \$409,900 | \$409,900 | 6/27/2017 |
| 519 Wright St. | Lakewood | \$174,900 | \$174,900 | 6/29/2017 |
| 9425 Kilmer Way | Arvada | \$470,000 | \$465,000 | 7/25/2017 |
| 2674 S. Troy Ct. | Aurora | \$395,000 | \$390,000 | 8/17/2017 |
| 9760 W. 76th Pl. | Arvada | \$420,000 | \$437,000 | 8/23/2017 |
| 616 S. Yarrow St. | Lakewood | \$445,000 | \$445,000 | 8/25/2017 |
| 721 Oneida St. | Denver | \$875,000 | \$855,000 | 8/31/2017 |
| 5510 W. 51st Ave. | Denver | \$379,000 | \$370,000 | 8/31/2017 |
| 2649 S. Wadsworth Cir. | Lakewood | \$299,500 | \$286,500 | 9/29/2017 |
| 2693 S. Balsam Ct. | Lakewood | \$385,000 | \$391,000 | 10/11/2017 |
| 4570 S. Swadley Ct. | Morrison | \$295,000 | \$295,000 | 10/17/2017 |
| 1300 Golden Cir. | Golden | \$190,000 | \$190,000 | 10/20/2017 |
| 11724 Little Turtle Lane | Conifer | \$399,000 | \$389,000 | 10/23/2017 |
| 1153 S. Alton St. | Denver | \$250,000 | \$245,000 | 10/31/2017 |
| 9349 W. Baltic Dr. | Lakewood | \$519,000 | \$480,000 | 11/1/2017 |
| 1169 S. Alton Ct. | Denver | \$342,000 | \$342,000 | 11/7/2017 |
| 1357 Killington Ct. | Evergreen | \$990,000 | \$950,000 | 11/15/2017 |
| 1723 Robb St. | Lakewood | \$149,900 | \$150,000 | 11/15/2017 |
| 1831 S. Arbutus Ct. | Lakewood | \$430,000 | \$425,000 | 11/22/2017 |
| 4701 Indiana St. | Golden | \$349,000 | \$355,000 | 11/22/2017 |



Promoting and Modeling Environmental Responsibility

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