

How Many Square Feet Is Your Home? Well, It Depends Where It's Listed

Square footage and how it's calculated and described is... Well, it's complicated. I just looked up one of my listings on various web-

sites and, even though they all get their information from Metrolist, Denver's MLS, they varied by huge amounts in how many "square feet" that listing has.

On Metrolist, I entered for that listing 1,873 "square feet," 3,030 "finished square feet," and 3,606 "total square feet."

Which figure one uses becomes important when you talk about "price per square foot," which is a reasonable way of comparing real estate values. The Denver MLS only counts above-grade space as "square feet" in making this calculation. No matter if you have a fully finished walk-out basement with above grade windows on three sides. The "square feet" figure does not include that space — at least not in Denver.

Not so with IRES, the MLS serving Boulder, Fort Collins and the rest of northern Colorado. Indeed, although you can view Metrolist's listings on IRES (just as you can view IRES's listings on Metrolist), IRES displays for each Metrolist listing the "total square foot" figure under the term "square feet," which, in the case of my listing, almost doubles the square footage! The label they put on Metrolist's

"square foot" figure is "Finished Sq. Ft. without Basement."

Realtor.com and most of the other consumer websites which download listings from Metrolist prefer to take the finished square feet figure and call it "square feet" on their website.

Personally, I only see value in the finished square feet figure when calculating price per square

foot. You simply can't make a valid comparison using Metrolist's "price per square foot" figure when some of the listings have finished basements and others do not.

Curiously, Metrolist's own consumer website, www.recolorado.com, only uses the finished square foot figure in portraying their listings to the general public. They don't even display their "square foot" field on that website.

Denver's best known broker website, COHomefinder, headlines the "total square feet" figure, listing "finished square feet" under details and never mentioning Metrolist's "square feet" figure, even though Metrolist is the source for listings.

Metrolist continues to defend its definition of "square feet" as above grade only (except for split-level and raised ranch homes).

But, frankly, they appear to stand alone in that definition. I'd like to see them move to focusing on finished square feet.

REAL ESTATE TODAY



By **JIM SMITH**, Realtor®

This Week's Featured Listing:

Big Price Reduction on Applewood Home

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.



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