

More Homes Are Being Listed, But Number of Active Listings Is Actually Falling

Buyers were no doubt hoping that the “spring selling season” would bring an increase in homes for sale following a winter of too many buyers competing for too few listings.

While it's true that more homes are being put on the MLS, the sad truth for buyers is that more than half those new listings are going under contract immediately, resulting in a decline in active listings on Denver's MLS.

At the end of April, that MLS, REcolorado, showed 7,087 active listings. Despite the addition of 7,015 more listings during May,

there were only 6,676 active listings on May 31st.

In Denver itself, 1,548 homes were added to the MLS during May, but by month's end there were only 1,378 active listings, down from 1,434 at the end of April, with 1,887 homes under contract. More than half were under contract in 5 days or less.

In Jefferson County the figures are similar — 1,111 listings were added during May, but by May 31st there were only 878 active listings, down from 1,002 at the end of April, with 1,424 homes under contract. Again, median days on market was only 5.

This lack of active listings despite nearly a doubling of new listings was predictable. In mid-January I had a listing which drew 125 showings and 19 offers in four days, selling for 15% over listing price. Clearly, with 18 losing bidders plus countless others who didn't even submit a contract, it would take a long, long time for those losing bidders to get a

home. Therefore, any new listings would likewise get snapped up as soon as they appear on the MLS. And with so many out-of-state buyers moving to our area and new home builders not keeping up with demand, it's hard to predict when the inventory of active listings will rise.

REAL ESTATE TODAY



By **JIM SMITH, Realtor®**

This Week's New Listings from Golden Real Estate

Luxury Home Backs to the Fossil Trace Golf Course



This custom home at 2308 Fossil Trace Drive backs to Fossil Trace golf course. Its 4,893 square feet includes 5 bedrooms and 4½ bathrooms. The gourmet kitchen has a 5-burner gas cooktop plus other high-end stainless steel appliances and granite counter tops. The master suite with spa-like bathroom has a 2-sided fireplace and walk-in closets. Beautiful hardwood floors adorn the living room and the open concept family room, which has a gas log fireplace and vaulted ceiling. The professionally landscaped backyard



and patio are perfect for outdoor entertaining. The basement is finished and used as an office. It's wide open with a nonconforming fifth bedroom. The oversized 3-car garage has ample shelves for storage. Call **David Dlugasch**, right, at 303-908-4835 for a private showing. Take a narrated video tour of this home at www.FossilTraceHome.info.

Arvada Home Has Main-Floor Master & Is Solar Powered

This custom home at 6268 Holman Court has a Solar City roof-top system which covers its entire electrical needs. The electric bill from Xcel Energy is only \$10 to \$20 per month. The master suite is on the main floor, with two more bedrooms upstairs and another in the fully finished basement. The master suite has a jetted tub and new Corian countertops with two imported vessel sinks and faucets. Other features include hardwood flooring, a newly enlarged backyard deck, and a storage shed. The home got a new roof in 2010 and new Anderson windows and exterior paint in 2015. You can take a narrated video tour of this home, inside and out, at www.ArvidaHome.info. I'll be holding it open on **Saturday, June 4, 1-4 p.m.**



Price Reduced on Buildable Lot in Golden's Foothills



4563 Calle Louisa, Golden

This is a 5.2-acre gently sloping horse property located in Elk Creek Meadows, eight miles up Golden Gate Canyon Road, then 1½ miles up Robinson Hill Road on a high plateau near Centennial Cone Open Space Park. Black Hawk is 25 minutes in one direction, and downtown Golden is 21 minutes in the other direction. Build your dream home here and enjoy mountain living close to Golden, Denver and Boulder. Video tour at www.GoldenAreaLand.info.

It's Garage Sale Time in Golden!

One of the season's biggest and best garage sales is at the Village at Mountain Ridge subdivision west of Highway 93 in the City of Golden. Typically, 30 of the 296 homes in this high-end subdivision participate in this event. You can see a map of the participants and a partial list of what they're selling at www.GoldenGarageSale.com. The hours are 8 a.m. to noon this Saturday, June 4th. Come one, come all, and enjoy!



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