The Seller’s Market Keeps Outdoing Itself — Look at These Charts

By JIM SMITH, Realtor®

Month after month the statistics of this real estate market have been jaw-dropping. Sellers have responded to the call and put their homes on the market, but not as fast as buyers have been snapping them up. These charts showing five-year statistics through the end of April tell the story better than words can express! These charts are best read by column instead of horizontally.

Active Listings at an All-Time Low…

Number of Sales Is Highest in 5 Years…

Ratio of Sold to Original Price Near 100%…

… Despite Increase in New Listings!

This spacious townhome is located in Cottonwood Villas, just across from Harmony Village and the Fossil Trace Golf Club, close to walking trails, Colorado School of Mines and downtown Golden. The main level has an open floor plan, with vaulted ceiling and cozy gas fireplace, perfect for entertaining. On the main floor is the master suite, another bedroom/office, laundry room and access to the 2-car garage. The walkout basement has 9' ceilings with a family room, storage area, 2 more bedrooms and a shared bathroom with separate vanities. Open this Saturday, May 10, 1-4 pm. Just listed by Mark Spencer.

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$495,000

www.GoldenTownhome.com

1024 Cottonwood Circle, Golden

$679,000

www.ConiferHome.info

28847 Richmond Hill Rd., Conifer

$325,000

www.LakewoodHome.info

1270 Cody Street, Lakewood

This well-kept home on 10 acres of useable land, beautiful open floor plan, lots of windows, vaulted ceilings, new carpet, 3-car heated garage, hardwood floor, wood-burning stove with custom finishes. Just listed by Carrie Lovingier. Open Sat. May 17th, 1-4 p.m.

Demand that your listing agent do video tours too!