Have You Noticed How Many Homes Are Selling for Over $1 Million? Here Are the Stats

We Realtors are as surprised as anyone at the increase in values, especially of the most expensive homes. The chart at right speaks for itself. Not only are sales of million-dollar homes in Denver increasing, but the time it takes to go under contract has continued to go down.

Not shown in that chart is 2019, since we’re only 9 months into the year, but the number of sales thus far in 2019 is already about to surpass the sales for all of 2018, and the median days on market is about the same as last year. Evidently, the green line is going to level off. The number of sales of Denver homes over $1 million have been lower in recent years than the rates for conventional mortgages. When I checked on Sunday, Wells Fargo was quoting jumbo loans at 3.5% and conventional loans at 3.625%.

There’s a lot of uncertainty in the world right now, especially in the Middle East and on the domestic political scene, and I’m frankly surprised that the markets remain so stable. It will be interesting to see how things shake out in the coming months and how that impacts the real estate market.

Golden Real Estate’s Agents Featured on RatedAgent.com

The website RatedAgent.com stands out from other websites which provide agent ratings, because it only surveys actual past clients shortly after the closing of real estate transactions. Because of that, there are no phony reviews or reviews by people who haven’t actually done business with the agent in question.

Not all brokerages pay the company that operates that website with or without your own agent, at 3 of her listings:
- 26202 Golden Gate Canyon Road, listed at $974,000
- 5771 Bear Paw Road, listed at $924,000
- 16826 W. 57th Avenue, listed at $699,000. Call Kristi at 303-525-2520 for further information.

Free Pumpkins from Kristi Brunel

Kristi wants to give you a pumpkin if you set a showing, with or without your own agent, at 3 of her listings:
- 26202 Golden Gate Canyon Road, listed at $974,000
- 5771 Bear Paw Road, listed at $924,000
- 16826 W. 57th Avenue, listed at $699,000.

Upcoming Open Houses

I’ll be holding open my 4-bedroom ranch-style listing at 9379 S. Jellison Way in Trailmark this Saturday, 11am to 1pm. A narrated video tour with drone footage is online at www.TrailmarkHome.info. Listed at $598,900.

Andrew Lesko will be holding open his listing at 916 Homestake Drive in the Kinney Run townhome community this Saturday, noon to 2pm. A narrated video tour with drone footage is at www.GoldenTownhome.info. This is a great property! Listed at $537,000.

Kristi Brunel will hold her listing at 16826 W. 57th Ave. open next Saturday, Oct. 26th, from 11am to 3pm. The 0.92-acre lot includes a half-acre pasture which could be subdivided and sold later. See a video tour at TableMountainHome.info. Listed at $699,000.

Chuck Brown will be holding his listing at 6404 Benton St. in Arvada open this Saturday, 11am to 2pm. More than just a 3-bedroom, 2-bath home on a 2/3-acre lot (which could be subdivided), it also includes two detached 2-car garages, one of which is part of a 1,900-sq.-ft. workshop/studio! See the video tour at www.ArvadaMasterpiece.info. Listed at $725,000.

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