

Published Sept. 6, 2012, in the Denver Post and  
in 4 Jefferson County weekly newspapers

## Home Buyers Are Still Buying in All Areas and in All Price Ranges

By JIM SMITH, Realtor®

There has been a slow decline in the percentage of MLS listings under contract since peaking at 46.4% at the end of April 2012, but 37.3% of all MLS listings were under contract at the end of August, including 51.1% of those under \$200,000.

The full charts by area and price range wouldn't fit in this space, so I have posted them at [JimSmithBlog.com](http://JimSmithBlog.com) (where you can comment) as well as at [JimSmith Columns.com](http://JimSmithColumns.com). At right and below are some of Golden Real Estate's current listings. Take video tours at [www.YouTube.com/jimsmith145](http://www.YouTube.com/jimsmith145).



### [2140 Lookout Mtn. Rd., Golden](#)

4 Bedrooms, 3 Baths, 2,549 Sq. Ft.  
In Beverly Heights, across from park! Hardwood floors, 0.3-acre lot, hot water heat, great landscaping, great views! \$495,000



### [1235 Pierce Street, Lakewood](#)

3 Bedrooms, 2.5 Baths, 3,528 Sq. Ft.  
This one-acre estate features a detached studio building in which artist John DeAndrea created the sculpture "Linda" \$525,000



### [871 S. Arbutus St., Lakewood](#)

5 Bedrooms, 3.5 Baths, 3,390 Sq. Ft.  
One of the largest homes in Green Mountain Estates! Close to open space and to the new St. Anthony Hospital complex! \$349,000



### [8250 W. Alabama Av, Lakewood](#)

4 Bedrooms, 3.5 Baths, 3,962 Sq. Ft.  
Hardwood floors, granite counters, 1/4-acre lot, quiet location, great landscaping, 9' ceiling in basement, 4-car garage! \$457,000



### [101 Marchant St., Black Hawk](#)

6 Bedrooms, 4 Baths, 3,492 Sq. Ft.  
Former bed & breakfast in the heart of Black Hawk. 4-bedroom main house plus separate 2-suite rental. Heated garage! \$389,900



### [262 Ronnie Road, Golden](#)

3 Bedrooms, 2.5 Baths, 2,921 Sq. Ft.  
Modern home atop Coal Creek Canyon, 30 minutes from Golden or Boulder. Detached 20'x31'garage/workshop. 0.8-acre! \$325,000



### [419 Scenic Court, Golden](#)

3 Bedrooms, 3 Baths, 2,474 Sq. Ft.  
Two homes in one — one with 2 bedrooms, 2 baths, the other with 1 bedroom, 1 bath. Live in one and rent out the other! \$365,000

*Click on listing address to visit that property's website. Click on the photograph to view its narrated YouTube video.*