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 (where you can comment) as well as at JimSmithColumns.com. At right and below are some of Golden Real Estate’s current listings. Take video tours at www.YouTube.com/jimsmith145.

8250 W. Alabama Av, Lakewood
4 Bedrooms, 3.5 Baths, 3,962 Sq. Ft.
Hardwood floors, granite counters, 1 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. 6-bedroom main house plus separate 2-bedroom guest house. $389,900

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

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

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 (where you can comment) as well as at JimSmithColumns.com. At right and below are some of Golden Real Estate’s current listings. Take video tours at www.YouTube.com/jimsmith145.

8250 W. Alabama Av, Lakewood
4 Bedrooms, 3.5 Baths, 3,962 Sq. Ft.
Hardwood floors, granite counters, 1 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-bedroom guest house. $389,900

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

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