

Jeffco Has 4 of the Nation's 50 Most Competitive Real Estate Neighborhoods

According to data from Redfin, as published last week by the Denver Business Journal, the Denver metro area has 10 of the 50 most competitive neighborhoods in the country. Four of them are in Aurora, two are in Denver, and four of them are right here in Jefferson County.

Redfin determined competitiveness by looking at a combination of factors including the percentage of homes that sold above asking price, were on the market less than a week, and that sold for cash and above asking price.

Nationally, only Seattle and Boston had more competitive neighborhoods.

Highest rated in Jefferson County was the **Lakeside** neighborhood, ranked #8 nationally, where the median sale price was \$370,000, an increase of 27.6% over 2015. 58.4% of listings sold above their listing price. The average home sold for 102.1% of the asking price. Median days on market was 6, and 32.3% of homes sold for cash.

Next highest, rated at #12 nationally, was the **West Pleasantview** neighborhood, just east of the City of Golden, where the median sales price was \$350,000, 20.1% higher than in 2015. 47.8% of homes sold above their asking price, with an average differential of 102.3%. Median days on market was 6, and 38.5% of the homes sold for cash.

The next Jeffco neighborhood in the top 50 nationwide was the **Union Square** section of Lakewood, ranked #23 nationally. There the median sales price was only \$194,500, but that was 18.8% higher than in 2015. 52.5% of listings sold above their asking price, with an average differential of 101.2%. The median days on market was 4, and 32% of homes sold for cash.

The last Jeffco neighborhood to rank in the top 50 nationally was **Bear Creek**, at #42, with a median sale price of \$225,000, up 17.4% from 2015. 64.7% of homes in this neighborhood sold above listing price, with the average differential being 102.4%. Median days on market was 4, and 18.8% were cash sales.

If those median prices seem low, it's because of the high number of condos and townhomes vs. single

family homes in those neighborhoods. The greatest increases in sales prices due to competitive bidding is in the lower price ranges populated primarily by condos and townhomes.

These neighborhoods may have ranked higher in competitiveness than Jefferson County as a whole, but Jeffco did pretty well itself and would probably rank pretty highly nationwide if the data were compiled by county instead of neighborhood.

Countywide, the median days on market for Jeffco was 7 and the average home sold this year for 100.4% of listing price. The median sale price was \$360,844, which was 12.8% above 2015. Countywide, 15% of the listings sold for cash.

For comparison purposes, here are the equivalent statistics for the City & County of Denver and for Aurora.

In **Denver**, the median days on market was 8 and the average home sold for 100% of listing price. The median sales price was \$365,000, which was 9.0% above 2015. Citywide, 24.6% of Denver listings sold for cash.

In **Aurora**, the median days on market was 6, and the average home sold for 100.8% of listing price. The median sales price was \$275,000, which was 12.2% above 2015. Citywide, 14% of Aurora listings sold for cash.

In summary, Jefferson County out-performed Denver in all metrics except for the percentage of homes that sold for cash. Aurora outperformed Jeffco but only marginally and not in all metrics. This explains, perhaps why only two Denver neighborhoods — **Col-**

lege View (#30) and **Mar Lee** (#40) — ranked in the top 50 competitive neighborhoods nationally, and Aurora had four neighborhoods in the top 50, as did Jeffco.

The four Aurora neighborhoods which ranked among the 50 most competitive nationally were **Hoffman Town** (#14), **Highline Villages** (#17), **Horse-shoe Park** (#27), and **Northwest Aurora** (#38).

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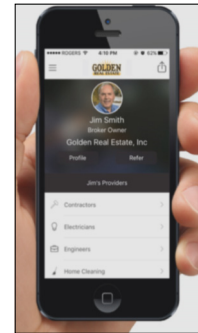
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By JIM SMITH, Realtor®



Lakewood Townhome Just Listed by Carrie Lovingier



This home at **6579 W. Mississippi Place** offers an excellent opportunity to own in Renaud Place. This 3-bedroom, 2-bath bi-level townhome is a perfect starter home with 1,595 square feet of living space. It's in a great location near Belmar's shops, restaurants, and entertainment. It features a spacious open family room with vaulted ceilings, lots of natural light from skylights & tall windows, a rare wood-burning fireplace with stone surround, washer/dryer hookups in the unit, central air conditioning, and a 2-car attached garage. It's convenient to 6th Ave, downtown Denver, bus & light rail. The HOA fee is \$230/month & covers water, sewer, trash & snow removal, exterior maintenance and grounds maintenance, and insurance. Some updating is needed, but the home is priced accordingly. You can take a narrated video tour of it at www.LakewoodHome.info. Then call Carrie at 303-907-1278 to see it!



Open House This Saturday, 11am-2pm

Last week's ad featured this South Golden home at 17205 Rimrock Drive, close to downtown Golden and an open space trailhead. It went on the market yesterday and showings have now begun. Take the narrated video tour at www.SouthGoldenHome.com, then come to our open house, or call 303-525-1851 for a showing.



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