

Oakwood's Carriage House Collection in Thornton

# In Thornton, well before the models are done, buyers are signing contracts on Carriage House single-family homes



Oakwood's single-family Carriage House Collection designs are coming to Riverdale in Thornton, 5 miles east of I-25 near 136th Avenue.



On The HOME FRONT  
Mark Samuelson

In a sign of just how badly homebuyers are wanting affordability this spring, Oakwood Homes has already taken five contracts on its new, single-family Carriage House Collection at Riverdale in Thornton, well before the models are done — even before a sales trailer is on site.

One buyer already purchased a three-bedroom/two-bath home at \$343,000; and another, a 1,875-square-foot plan with four bedrooms, 3½ baths at a finished price under \$375,000.

Oakwood construction teams are still preparing the first sites at Riverdale, 5 miles east of I-25 near 136th

Avenue, close to all of the job infrastructure arriving now around I-25 and Northwest Parkway.

But you can already tour some real Carriage House model homes this weekend, 10 miles southeast of there in Oakwood's Green Valley Ranch.

Chris Giron will show you those models and point out exactly how Oakwood's designs planned for Riverdale will vary on their exterior architecture.

Meanwhile, he'll show you the exact pricing on Oakwood's floor plans and what the five buyers are getting as upgrades on their contracts.

Those Carriage House plans range from two to five bedrooms, around 1,300 to 2,220 square feet.

They'll be laid out with four homes to a cul-de-sac, with low-maintenance-sized front yards that will come landscaped as part of the package, and with

**IF YOU GO...**

**WHERE:** Preview of Carriage House Collection at Riverdale by Oakwood Homes, single-family with attached 2-car garages, 2-to-5 bedrooms, lower maintenance, close to golf courses; special sales incentive. Community site 128th Ave at Tamarac, Thornton, east from I-25 on 136th Ave 5 miles to Quebec St., south on Quebec 1 mi. to E. 128th, then east. View similar models at Green Valley Ranch 18654 Burlington Pl, Denver, take Tower Road to E. 51st Ave, turn east

**PRICE:** Single-family from \$329,900

**WHEN:** View models in Green Valley Ranch Sat-Sun, 10-6

**PHONE:** 303-486-8915

**WEB:** OakwoodHomes.CO.com/communities/Riverdale

snow removal provided.

Some designs have a "smart space" provided on a third level that will work as a play-

room, library or studio/home office.

"These are the lowest single-family prices in the Thornton area, with a tax rate that's incredible," Giron says.

If you like the looks of the models at Green Valley Ranch, he'll arrange to meet you at the Riverdale site, on East 128th Avenue east of Quebec, to show you homesites that will deliver the soonest.

He'll also point out the infrastructure that the city of Thornton is bringing to the surrounding area, including the two Thornton trails already completed and the future site for a 27-1 high school.

You can shop the surrounding area and compare these finished prices to what buyers are getting nearby, and you can explore the commuter access that will make this work well whether your working world is centered on I-25, or west in the U.S. 36/Flatiron Crossing area, or

out east at DIA.

In addition to the quick access west to I-25 via 136th Avenue, Oakwood's Riverdale site is four minutes from an interchange with E-470 at Quebec Street.

To visit the Riverdale site, from I-25 take 136th Avenue east 5 miles to Quebec, turn south to East 128th, then east.

To view the similar models this weekend at Green Valley Ranch, 18654 Burlington Place, take Peña Boulevard to Green Valley Ranch Boulevard, head east to Tower Road, turn north to Argonne Street and left. Or call Chris Giron at 303-486-8915.

Mark Samuelson writes on real estate and business; you can email him at mark@samuelsonassoc.com. You can see all of Mark Samuelson's columns online at DenverPost.com

## LIV SIR: Average home prices still rising across metro area, with fewer days on market and increased demand

LIV Sotheby's International Realty on Sunday released its Q1 micro market reports (MMR), indicating that Denver, Boulder and resort area real estate markets continued to demonstrate growth for the first quarter of 2018.

The MMR compares 2018 Q1 statistics (January through March) with that of 2017 for single-family homes and attached dwellings for the residential areas the brokerage services. The report indicated that the metro area and Boulder markets are performing especially well as we enter the spring selling season.



A home at 11 Flowerburst Way in Highlands Ranch, recently under contract.

"The Denver metro area continues to gain prominence in the national spotlight, with another consecutive quarter of impressive price appreciation in the first quarter of 2018," said LIV Sotheby's International Realty president Scott Webber. "While the total number of homes sold in the Denver metro saw a slight decrease year-over-year, the increase in the overall total dollar volume sold by 6.1 percent was due nearly entirely from price increases."

New listings to the market remained the same year-over-year in Q1 2018, with the inventory of available listings remaining very low. Part of the long-term low-inventory problem is the limited number of completed new construction projects. This imbalance of supply versus demand has created the rapid gains in value enjoyed by homeowners, but has also made choices and affordability a challenge for buyers.

This trend exemplifies the classic seller's market, with average days on the market seeing a 6.7 percent decrease, to just 28 days, and a sold-price to list-price ratio of 99.4 percent in Denver metro.

The average price of single-family homes within the city of Denver rose 13.2 percent, resulting in an average price of \$543,901. Within Denver metro, the average price of

single-family homes rose 9.7 percent, an average price of \$409,297. The average price of attached residential properties (condos, duplexes and townhomes) within Denver rose 14.1 percent, resulting in an average price of \$423,926. Within Denver metro, attached residential properties were up 14.2 percent with an average price of \$343,622.

The Boulder real estate market remains one of the most robust in the state. The number of new listings decreased 9.3 percent, while the number of listings sold increased 6.5 percent, only adding to the recent inventory shortage. Demand remains strong, fueling the continued rise of prices and a very competitive seller's market. The average home price of Boulder County single-family homes and condos rose by a staggering 15.2 percent, resulting in an average home price of \$661,308. Overall, the total dollar volume sold increased 22.7 percent.

The Vail Valley luxury housing market delivered positive results in January through March 2018, as many domestic and international buyers continued to invest in Vail Valley real estate, based on their confidence in the local economy. In Eagle County (Edwards, Vail, Beaver Creek), the average home price rose 2.4 percent, while the average price for single-family homes in Beaver Creek led the market with a

26.4 percent increase compared with 2017.

Summit County (Breckenridge, Keystone, Copper) demonstrated signs of a healthy balance as the number of single-family homes sold remained the same year-over-year, holding at 88. Days on market dropped a significant 31.8 percent year-over-year, from 85 days in 2017, to just 58 days in 2018 — an excellent time frame in a resort market, where homes typically stay on the market longer.

With Denver metro, Boulder and Colorado's resort markets performing at especially high levels, the value of having a seasoned professional advocating on a buyer or seller's behalf has never been more important than now as we enter the spring selling season.

LIV Sotheby's International Realty compiles monthly, quarterly and year-end reports to help consumers make better real estate decisions, whether purchasing or selling a home. Reports for Denver metro, south metro, west metro, Boulder, Foothills, Summit County and Vail Valley can be accessed at ColoradoMarketReports.com.

For more information, contact Kristen Muller, LIV SIR senior vice president of marketing and communications, at 303-629-8102. To service all your real estate needs, visit LIVSothebysRealty.com.



Left to right, Tom Salomone, Melissa Maldonado and Todd Schuster.

## SMDRA honors Maldonado

The South Metro Denver Realtor Association (SMDRA) hosted its sixth annual Diamond Circle Awards Ceremony this month at the Hyatt Regency DTC. The annual gala honors SMDRA's top producing members across several categories for 2017, including Individual Brokers, Rookie of the Year, Partnerships and Teams, and Office awards ranging from one to five agents up to offices with 250 brokers or more.

SMDRA's awards event, on April 6, was emceed by Tom Salomone, an accomplished Realtor from Coral Springs, Fla., and 2016 president of the National Association of Realtors (NAR). Salomone has been a licensed real estate agent for more than 40 years. He is a second-generation Realtor and broker/owner of Real Estate II, Inc., a firm specializing in residential real estate.

Todd Schuster, SMDRA's 2018 chairman of the board, presented the Protecting Our Future Award in Loving Memory of Oliver Frasca to Melissa Maldonado, chief executive officer of SMDRA. The board honored Maldonado for her years of dedication to the Realtor brand and service to the association and community. The award is given in honor of Frasca, who had served as SMDRA's legal counsel, teacher and friend prior to his death in August 2014.

The Diamond Circle Awards ceremony also included a silent auction, with proceeds benefiting Brothers Redevelopment Inc., a Denver-based nonprofit organization that provides housing and a variety of housing-related services to the region's low-income, elderly and disabled residents.

The auction raised more than \$5,000 for the organization.