

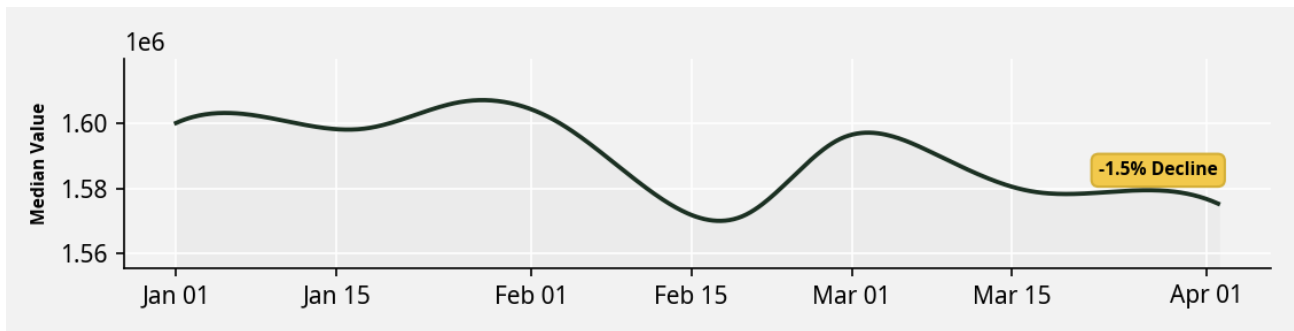
Cherry Creek North Market Report

Denver, Colorado • January 1, 2026 - March 31, 2026

Home values a slight decline (-1.5%) over the past 3 months. With steady values, Cherry Creek North remains a balanced and reliable choice for residents and investors alike.

MARKET INSIGHTS

Home Values Are Declining in Cherry Creek North



MEDIAN HOME VALUE

\$1,575,300

Declining market trend

SALES ACTIVITY

44 homes sold

Total Q1 volume

SELLING SPEED

61 days

Median list-to-pending

PRICING ACCURACY

96.9%

Avg sale-to-list ratio

NEIGHBORHOOD PROFILE: Average age: 42 years | Average income: \$115,000

WHAT THIS MEANS FOR YOU

For Sellers:

With values being a slight decline, it's a strategic time to list. Homes are moving in 61 days on average, typically reaching 96.9% of asking price.

For Buyers:

Market conditions offer quality inventory in Cherry Creek North. Be prepared for a 61-day average turnaround when making offers.