

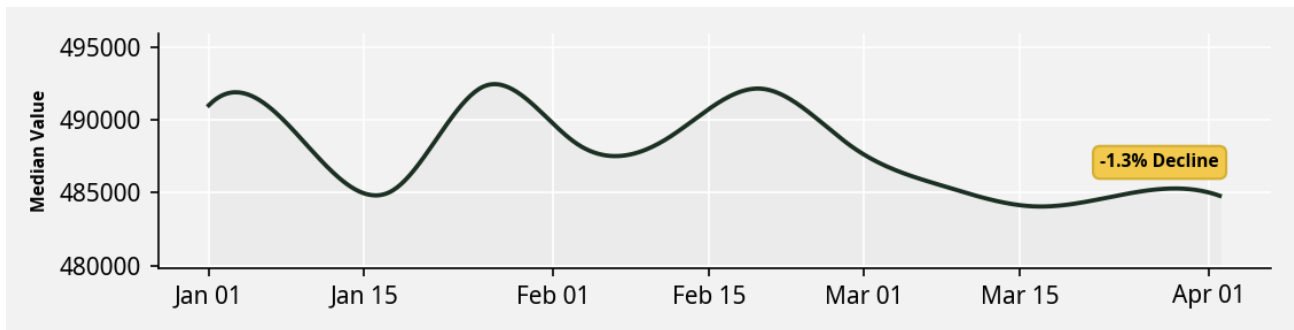
Cole Market Report

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

Home values a slight decline (-1.3%) over the past 3 months. The Cole market continues to show unique opportunities for both buyers and sellers as we move into the new year.

MARKET INSIGHTS

Home Values Are Declining in Cole



MEDIAN HOME VALUE

\$484,800

Declining market trend

SALES ACTIVITY

15 homes sold

Total Q1 volume

SELLING SPEED

33 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 33 days on average, typically reaching 96.9% of asking price.

For Buyers:

Market conditions offer quality inventory in Cole. Be prepared for a 33-day average turnaround when making offers.