

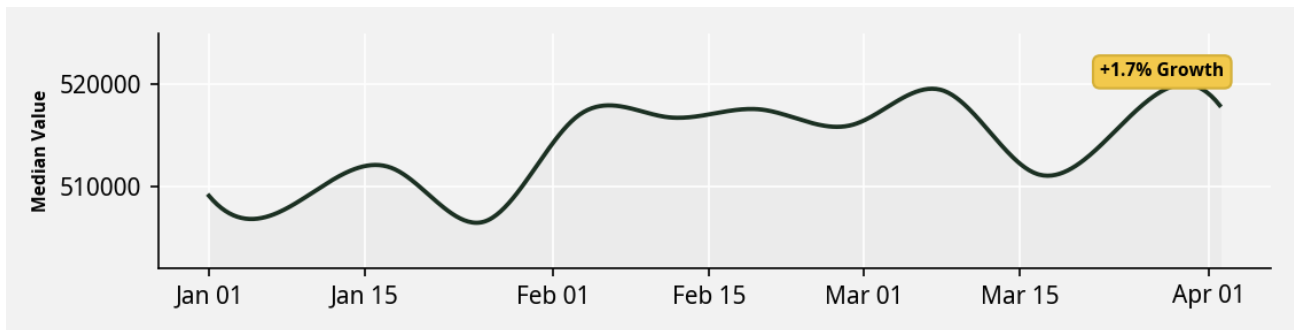
Cory Merrill Market Report

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

Home values a modest increase (+1.7%) over the past 3 months. With steady values, Cory Merrill remains a balanced and reliable choice for residents and investors alike.

MARKET INSIGHTS

Home Values Are Rising in Cory Merrill



MEDIAN HOME VALUE

\$517,900

Rising market trend

SALES ACTIVITY

27 homes sold

Total Q1 volume

SELLING SPEED

65 days

Median list-to-pending

PRICING ACCURACY

97.3%

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 modest increase, it's a strategic time to list. Homes are moving in 65 days on average, typically reaching 97.3% of asking price.

For Buyers:

Market conditions offer quality inventory in Cory Merrill. Be prepared for a 65-day average turnaround when making offers.