



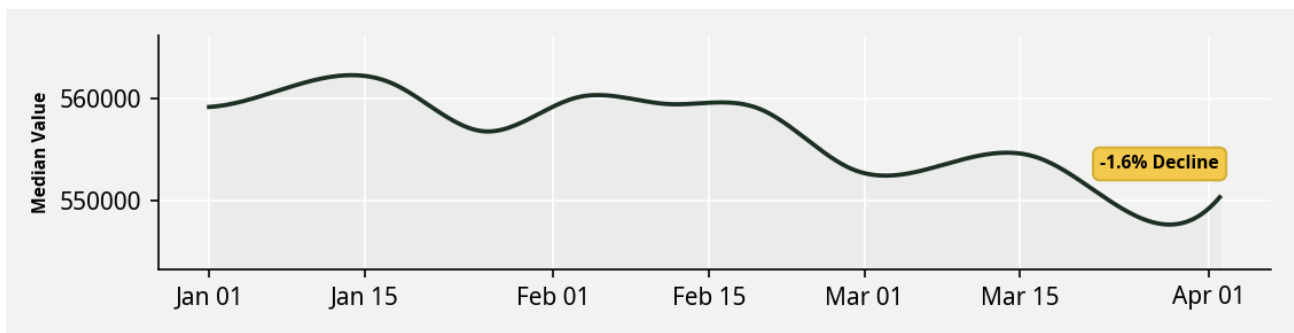
Harvard Gulch Market Report

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

Home values a slight decline (-1.6%) over the past 3 months. Stability in Harvard Gulch provides a predictable environment for both sides of the transaction to plan their next move with confidence.

MARKET INSIGHTS

Home Values Are Declining in Harvard Gulch



MEDIAN HOME VALUE

\$550,300

Declining market trend

SALES ACTIVITY

47 homes sold

Total Q1 volume

SELLING SPEED

56 days

Median list-to-pending

PRICING ACCURACY

98.3%

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 slight decline, it's a strategic time to list. Homes are moving in 56 days on average, typically reaching 98.3% of asking price.

For Buyers:

Market conditions offer quality inventory in Harvard Gulch. Be prepared for a 56-day average turnaround when making offers.