



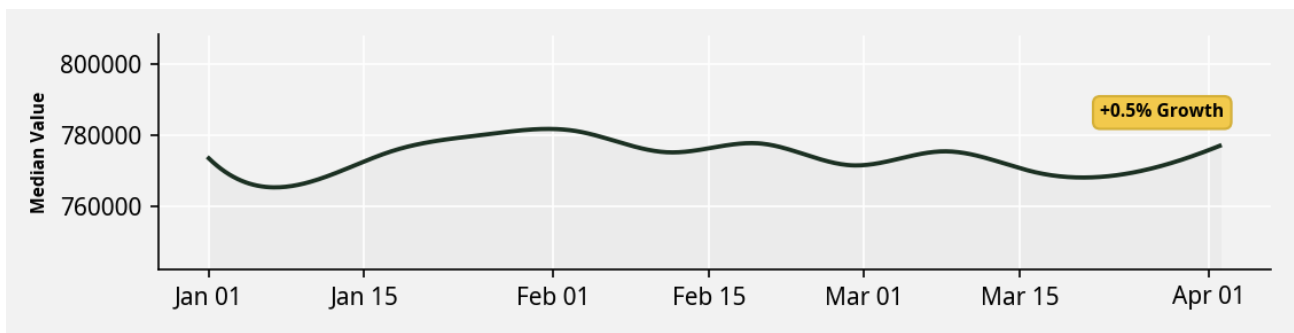
# Observatory Park Market Report

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

Home values a modest increase (+0.5%) over the past 3 months. Stability in Observatory Park provides a predictable environment for both sides of the transaction to plan their next move with confidence.

## MARKET INSIGHTS

### Home Values Are Rising in Observatory Park



MEDIAN HOME VALUE

**\$777,100**

Rising market trend

SALES ACTIVITY

**15 homes sold**

Total Q1 volume

SELLING SPEED

**55 days**

Median list-to-pending

PRICING ACCURACY

**99.4%**

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 55 days on average, typically reaching 99.4% of asking price.

### For Buyers:

Market conditions offer quality inventory in Observatory Park. Be prepared for a 55-day average turnaround when making offers.