

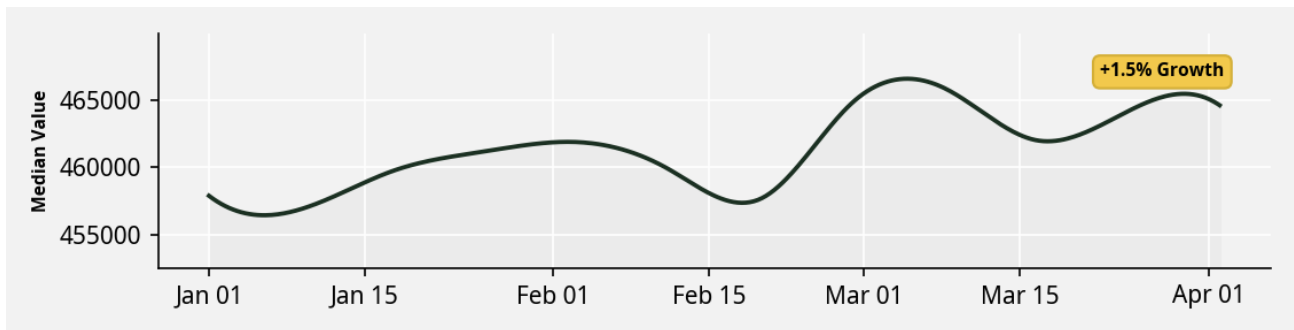
# University Market Report

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

Home values a modest increase (+1.5%) over the past 3 months. The University market continues to show unique opportunities for both buyers and sellers as we move into the new year.

## MARKET INSIGHTS

### Home Values Are Rising in University



MEDIAN HOME VALUE

**\$464,600**

Rising market trend

SALES ACTIVITY

**14 homes sold**

Total Q1 volume

SELLING SPEED

**57 days**

Median list-to-pending

PRICING ACCURACY

**98.1%**

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 57 days on average, typically reaching 98.1% of asking price.

### For Buyers:

Market conditions offer quality inventory in University. Be prepared for a 57-day average turnaround when making offers.