



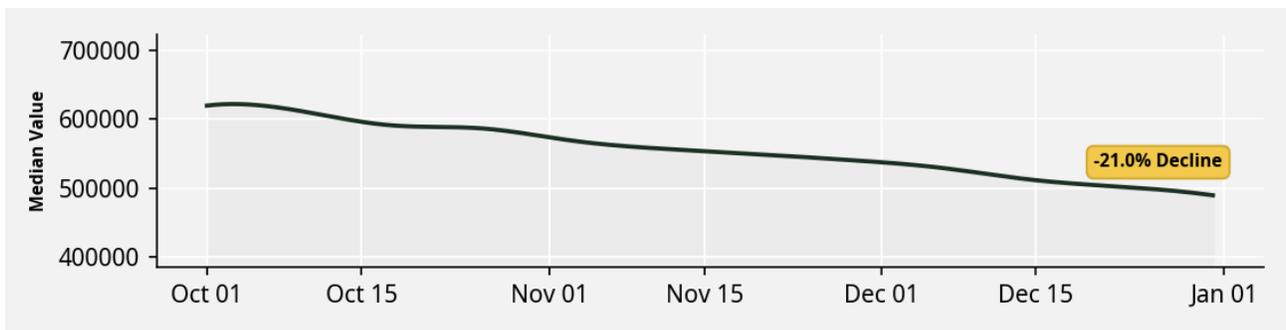
Bear Valley Market Report

Denver, Colorado • October 1 – December 31, 2025

Home values a significant adjustment (-21.0%) over the past 3 months. These changing conditions in Bear Valley are creating new opportunities for savvy buyers to secure properties at more favorable price points.

MARKET INSIGHTS

Home Values Are Declining in Bear Valley



MEDIAN HOME VALUE

\$490,000

Declining market trend

SALES ACTIVITY

28 homes sold

Total Q4 volume

SELLING SPEED

45 days

Median list-to-pending

PRICING ACCURACY

98.2%

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 significant adjustment, it's a strategic time to list. Homes are moving in 45 days on average, typically reaching 98.2% of asking price.

For Buyers:

Market conditions offer quality inventory in Bear Valley. Be prepared for a 45-day average turnaround when making offers.