



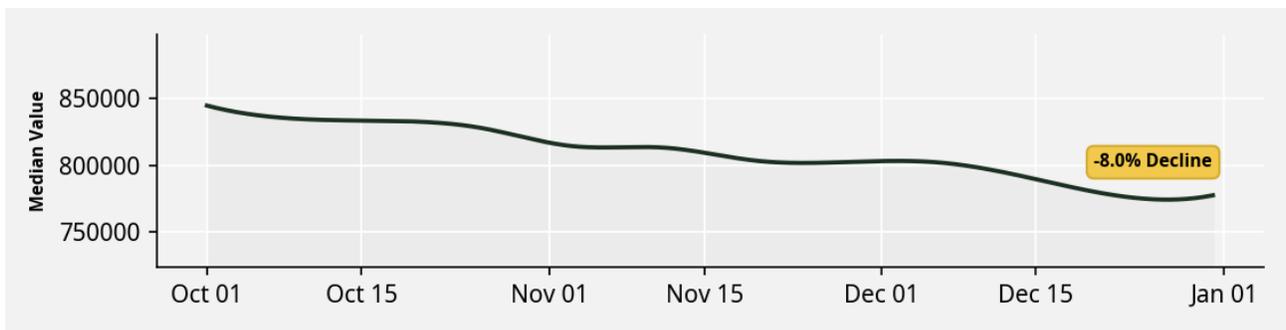
Berkeley Market Report

Denver, Colorado • October 1 – December 31, 2025

Home values a significant adjustment (-8.0%) over the past 3 months. The current shift in Berkeley presents a unique window for buyers to find value in a neighborhood with long-term appeal.

MARKET INSIGHTS

Home Values Are Declining in Berkeley



MEDIAN HOME VALUE

\$777,575

Declining market trend

SALES ACTIVITY

1037 homes sold

Total Q4 volume

SELLING SPEED

63 days

Median list-to-pending

PRICING ACCURACY

97.0%

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 63 days on average, typically reaching 97.0% of asking price.

For Buyers:

Market conditions offer quality inventory in Berkeley. Be prepared for a 63-day average turnaround when making offers.