

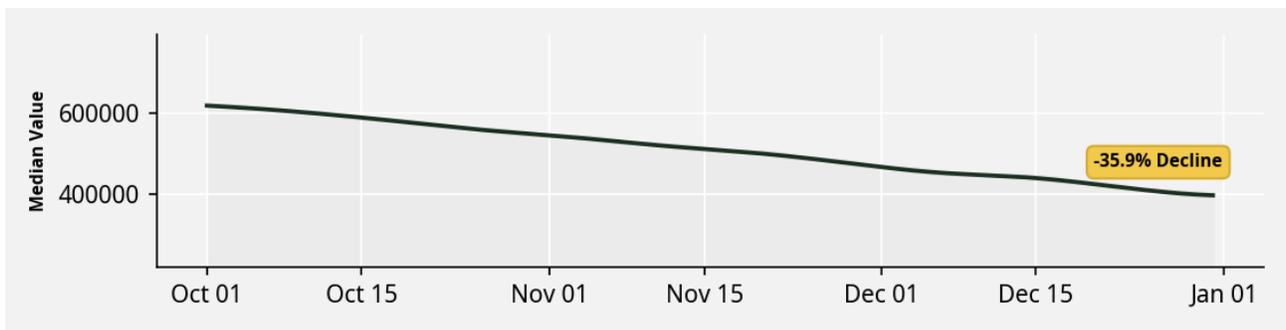
College View Market Report

Denver, Colorado • October 1 – December 31, 2025

Home values a significant adjustment (-35.9%) over the past 3 months. The current shift in College View presents a unique window for buyers to find value in a neighborhood with long-term appeal.

MARKET INSIGHTS

Home Values Are Declining in College View



MEDIAN HOME VALUE

\$397,500

Declining market trend

SALES ACTIVITY

0 homes sold

Total Q4 volume

SELLING SPEED

42 days

Median list-to-pending

PRICING ACCURACY

98.0%

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 42 days on average, typically reaching 98.0% of asking price.

For Buyers:

Market conditions offer quality inventory in College View. Be prepared for a 42-day average turnaround when making offers.