



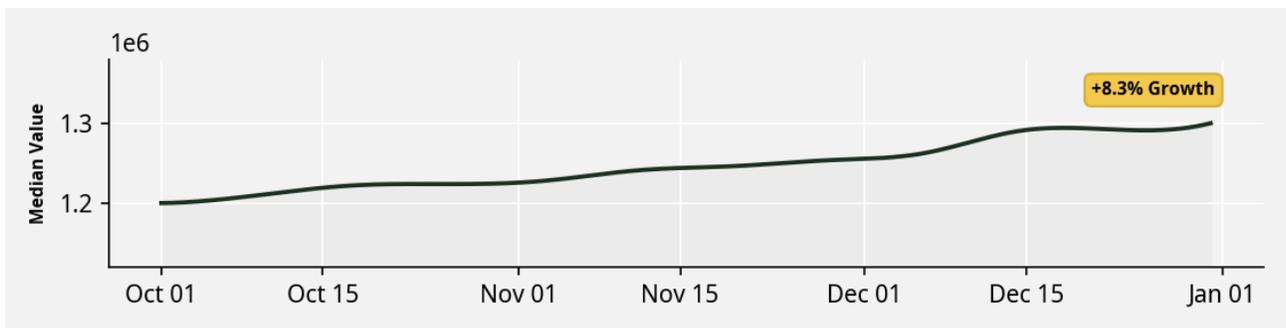
Cory Merrill Market Report

Denver, Colorado • October 1 – December 31, 2025

Home values significant growth (+8.3%) over the past 3 months. This upward trend in Cory Merrill highlights a robust local market with competitive conditions for those looking to enter or exit the area.

MARKET INSIGHTS

Home Values Are Rising in Cory Merrill



MEDIAN HOME VALUE

\$1,300,000

Rising market trend

SALES ACTIVITY

54 homes sold

Total Q4 volume

SELLING SPEED

169 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 significant growth, it's a strategic time to list. Homes are moving in 169 days on average, typically reaching 97.0% of asking price.

For Buyers:

Market conditions offer quality inventory in Cory Merrill. Be prepared for a 169-day average turnaround when making offers.