

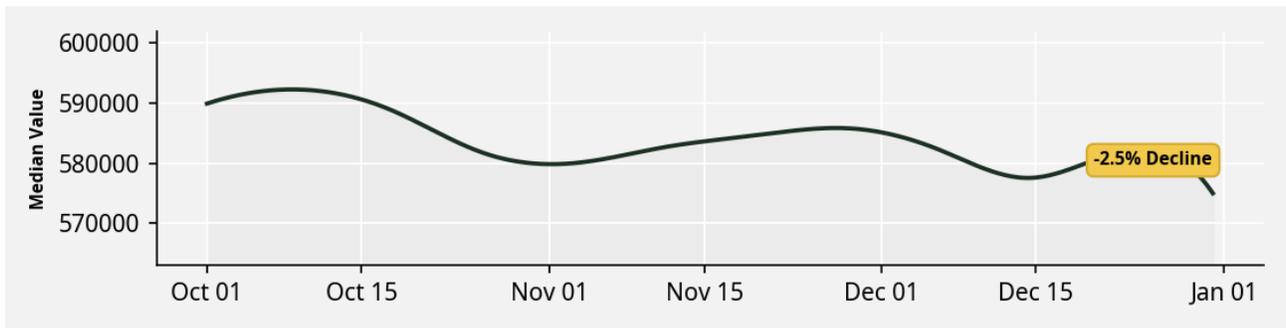
University Market Report

Denver, Colorado • October 1 – December 31, 2025

Home values a slight decline (-2.5%) over the past 3 months. These changing conditions in University are creating new opportunities for savvy buyers to secure properties at more favorable price points.

MARKET INSIGHTS

Home Values Are Declining in University



MEDIAN HOME VALUE

\$575,000

Declining market trend

SALES ACTIVITY

3101 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 slight decline, 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 University. Be prepared for a 45-day average turnaround when making offers.