



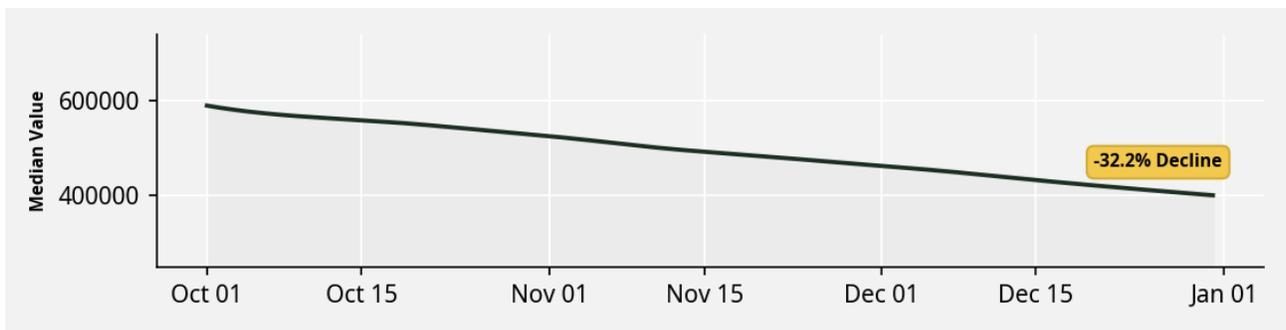
# East Colfax Market Report

Denver, Colorado • October 1 – December 31, 2025

Home values a significant adjustment (-32.2%) over the past 3 months. As the market adjusts, East Colfax offers a more accessible entry point for those looking to establish roots in this community.

## MARKET INSIGHTS

### Home Values Are Declining in East Colfax



MEDIAN HOME VALUE

**\$400,000**

Declining market trend

SALES ACTIVITY

**29 homes sold**

Total Q4 volume

SELLING SPEED

**89 days**

Median list-to-pending

PRICING ACCURACY

**99.4%**

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 89 days on average, typically reaching 99.4% of asking price.

### For Buyers:

Market conditions offer quality inventory in East Colfax. Be prepared for a 89-day average turnaround when making offers.