



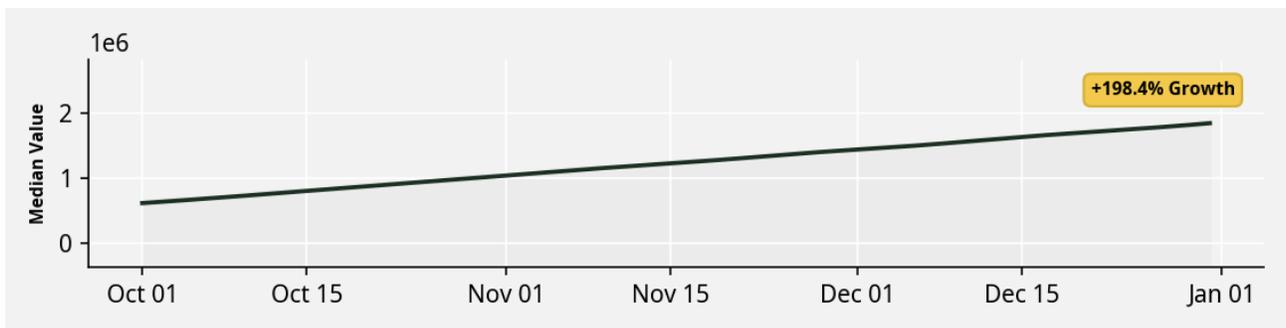
Observatory Park Market Report

Denver, Colorado • October 1 – December 31, 2025

Home values significant growth (+198.4%) over the past 3 months. The Observatory Park market is showing strong momentum, offering significant equity gains for homeowners while remaining a top destination for active buyers.

MARKET INSIGHTS

Home Values Are Rising in Observatory Park



MEDIAN HOME VALUE

\$1,850,000

Rising market trend

SALES ACTIVITY

9 homes sold

Total Q4 volume

SELLING SPEED

61 days

Median list-to-pending

PRICING ACCURACY

104.5%

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 61 days on average, typically reaching 104.5% of asking price.

For Buyers:

Market conditions offer quality inventory in Observatory Park. Be prepared for a 61-day average turnaround when making offers.