



Neighborhood Market Report



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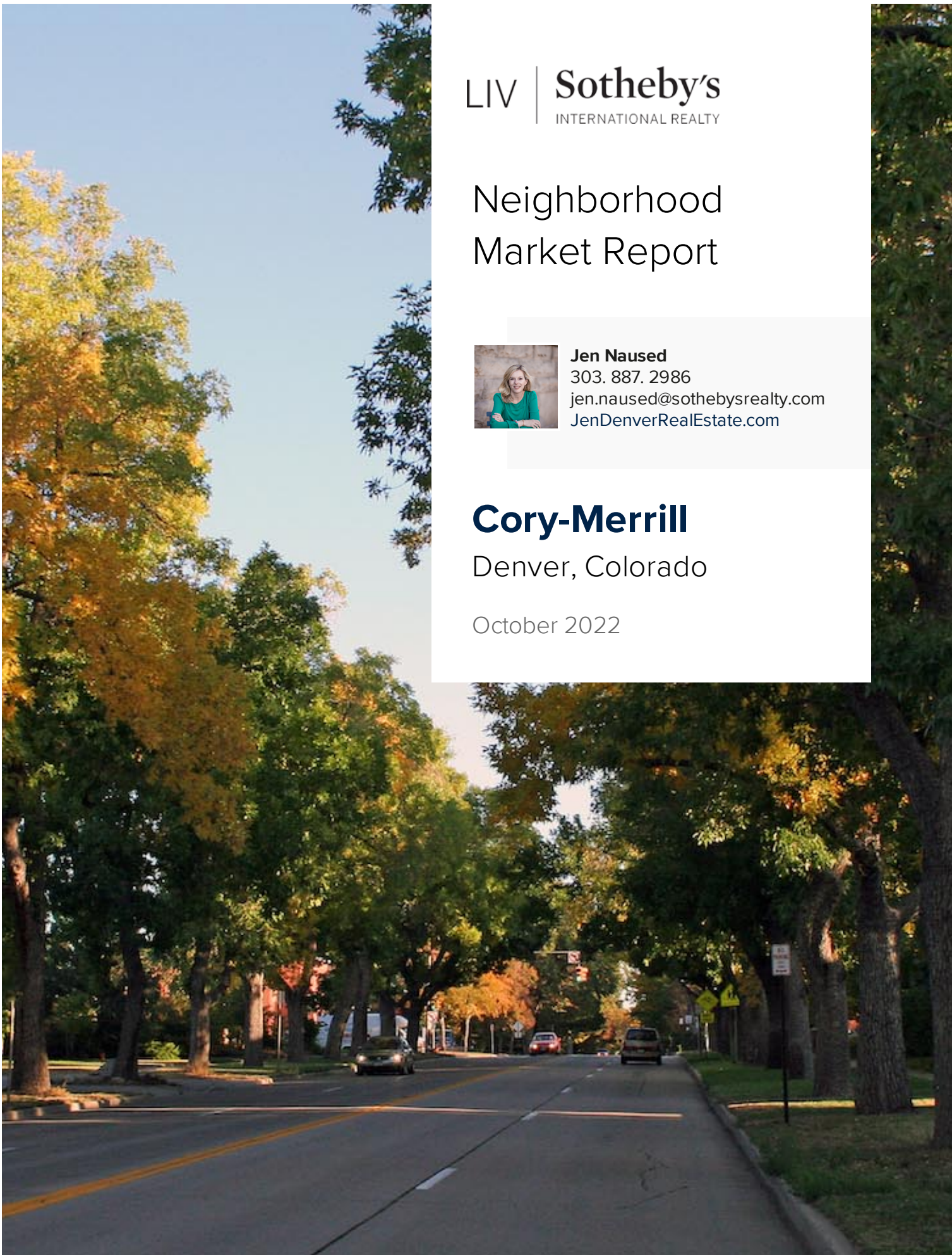
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Cory-Merrill

Denver, Colorado

October 2022





Market Summary

All Property Types

Recent Sales Trends

The statistics below highlight key market indicators for Cory-Merrill. The data in the Sold Listings table is based on homes sold within the month of September 2022.

	Current Period Sep 2022	Last Month Aug 2022	Change From Last Month	Last Year Sep 2021	Change From Last Year
Homes Sold	1	6	▼ 83%	10	▼ 90%
Median Sale Price	\$2,795,000	\$1,407,500	▲ 99%	\$675,000	▲ 314%
Median List Price	\$2,795,000	\$1,477,500	▲ 89%	\$677,500	▲ 313%
Sale to List Price Ratio	100%	97%	▲ 3%	101%	▼ 1%
Sales Volume	\$2,795,000	\$8,855,000	▼ 68%	\$10,699,000	▼ 74%
Median Days on Market	23 days	5 days	▲ 18 days	13 days	▲ 10 days
Homes Sold Year to Date	73	—	—	129	▼ 43%

Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of October 18, 2022. Median days on market is a good indicator of the average length of time the current inventory has been on the market. The high price, low price, and median price provide context for the prices buyers and sellers can expect to encounter in this area.

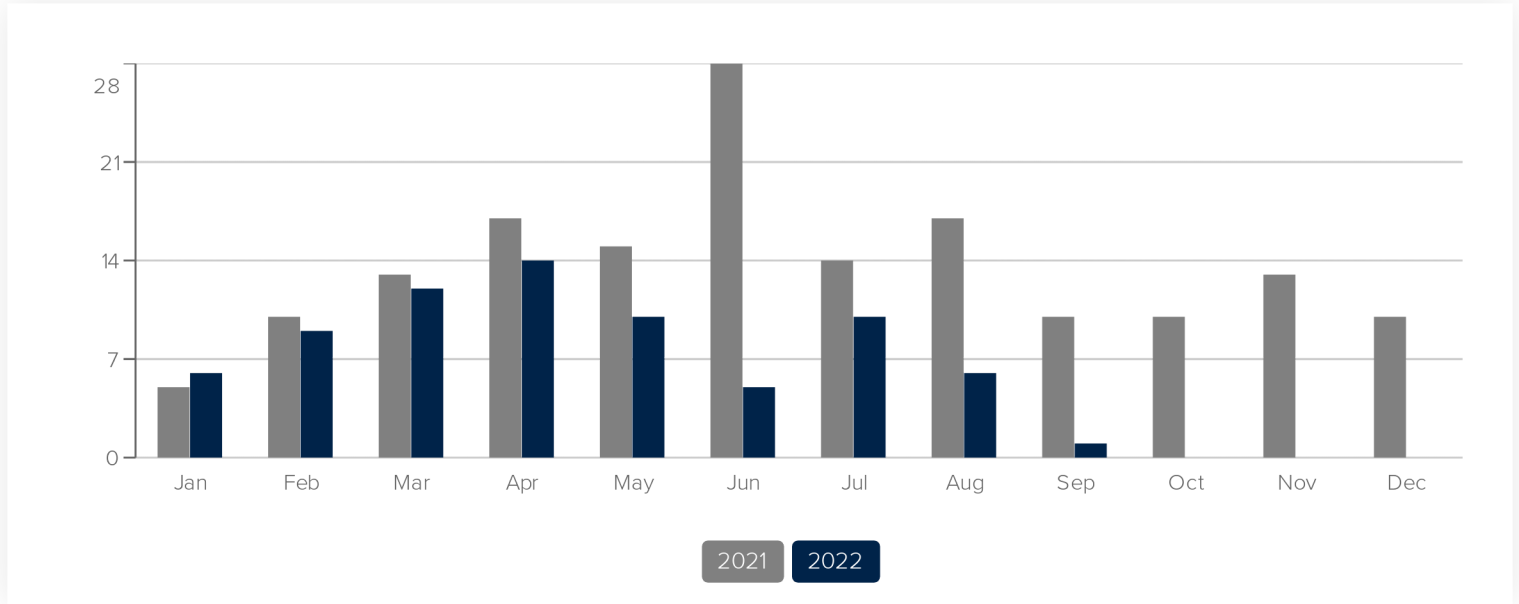
23 Homes for Sale	\$1,699,000 Median List Price	40 Median Days on Market
9 Homes Under Contract	\$3,950,000 High Price	\$495,000 Low Price

Values pulled on 10/18/2022

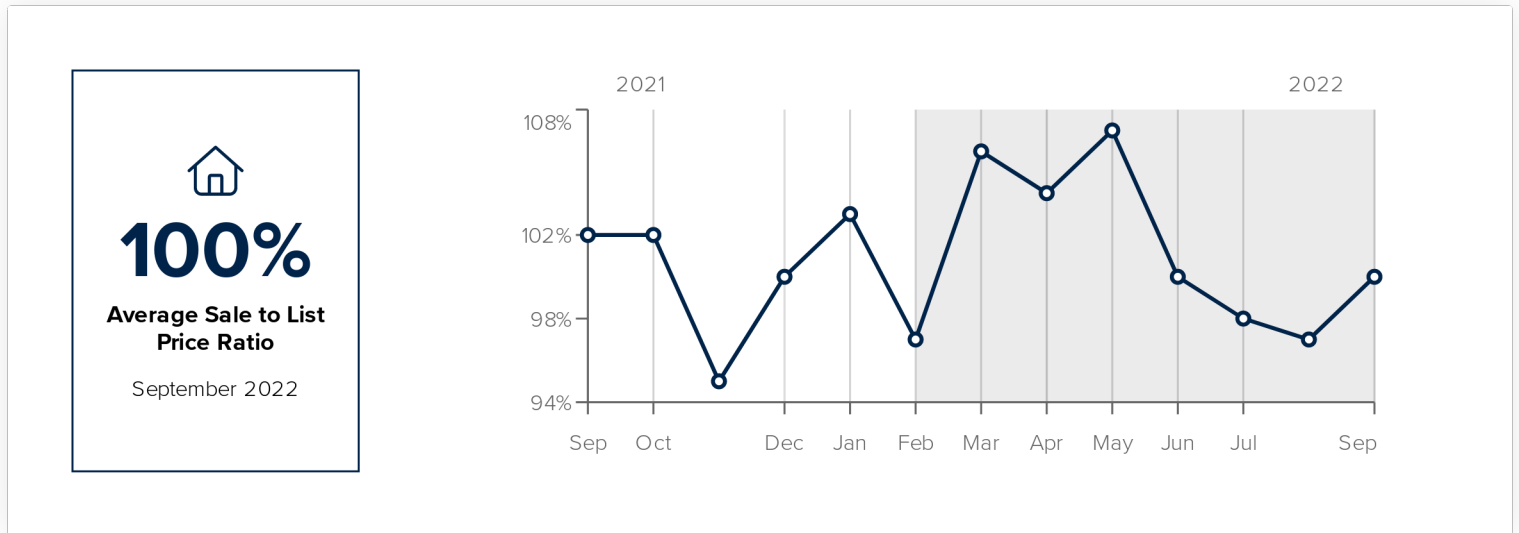




Homes Sold



Sale to List Price Ratio





Market Conditions



Buyer's vs. Seller's Market

This graphic explains the key similarities and differences between a buyer's and seller's market; and how these market factors impact each group.

How it
Impacts
Buyers

Buyer's Market
More people selling homes than buying

- More homes to choose from
- More negotiating power
- Could spend less than asking price
- Price restrictions
- Rarely competing offers

Seller's Market
More people buying homes than selling

- Fewer homes to choose from
- Less negotiating power
- Need to be able to close quickly
- Could spend more than asking price
- Competition from other buyers

How it
Impacts
Sellers

Buyer's Market
More people selling homes than buying

- Takes more time to sell
- Fewer offers received
- Could get lower than asking price
- May have to make repairs and/or concessions

Seller's Market
More people buying homes than selling

- Home sells quickly
- Multiple offers likely
- Could get more than asking price
- Buyers willing to overlook repairs





Market Conditions by Price Range

This table provides insight into key market indicators at specific price breakpoints. This information is valuable as the market conditions can vary by price category.

Price Range	Active Listings	Months of Inventory			Sales		Market Climate
		As of 10/18/22	Current Period Sep 2022	3 Month Trend	Current Period Sep 2022	6 Month Avg	
< \$600,000	2	—	—	0	0	—	
\$600,000 - \$800,000	2	—	—	0	1	—	
\$800,000 - \$900,000	1	—	0.3	0	1	—	
\$900,000 - \$1,000,000	2	—	2.0	0	0	—	
\$1,000,000 - \$1,100,000	0	—	0.0	0	0	—	
\$1,100,000 - \$1,400,000	3	—	1.5	0	0	—	
\$1,400,000 - \$1,800,000	2	—	2.0	0	0	—	
\$1,800,000 - \$2,200,000	3	—	1.5	0	1	—	
\$2,200,000 - \$2,600,000	3	—	1.5	0	0	—	
\$2,600,000 - \$3,100,000	4	4.0	1.3	1	0	● Seller's	
> \$3,100,000	1	—	—	0	0	—	
All Properties	23	23.0	1.4	1	8	Buyer's	

Buyer's Market
More than 7 months of inventory
Home prices will depreciate

Balanced Market
Between 6-7 months of inventory
Home prices will only appreciate with inflation

Seller's Market
Less than 6 months of inventory
Home prices will appreciate





Statistics

Days on Market by Price Range

The bar graph below indicates the median days on the market value for each price range breakpoint in Cory-Merrill. The values are based on closed transactions in September 2022.

