

NEIGHBORHOOD SELLER REPORT

Saddle Ridge

Englewood, 80112 · October 13, 2026

Report Date Range: Nov 2025 – Sep 2026

Buyer's Market

Executive Summary

\$340,000

MEDIAN SALE PRICE

Avg: \$331,800

\$331

MEDIAN \$/SQFT

Avg: \$337

36 days

MEDIAN DAYS ON MARKET

Avg: 31 days

99.9%

SALE ÷ FINAL LIST

Of original: 96.6%

Bottom line: Saddle Ridge is a buyer's market. Closed homes sell in a median of 36 days at 99.9% of list price. 56% of sales included seller concessions (median \$5,500). Plan pricing and net-proceeds discussions accordingly.

Market Temperature & Inventory

5

ACTIVE

0

PENDING

9

CLOSED SALES

2

EXPIRED + WITHDRAWN

2 Expired · 0 Withdrawn

6.1

MONTHS OF INVENTORY

0.8 sales / mo

At the current pace of **0.8 sales per month** (based on 11 months of closed sales), the 5 active listings represent **6.1 months of inventory**. Under 4 months favors sellers (under 3 is strong demand); 6 or more months favors buyers; in between is balanced.

Pricing Strategy & Sale-to-List

44%

SOLD AT OR ABOVE LIST
0% above list

56%

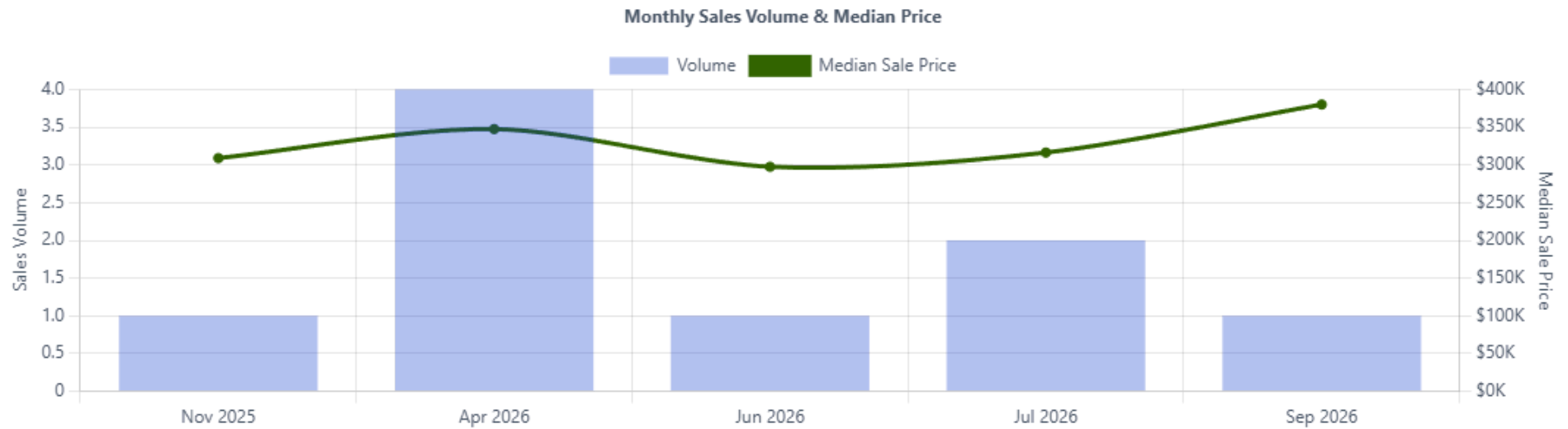
SOLD BELOW LIST

56%

HAD A PRICE REDUCTION
3.7% of original

\$12,350

AVG REDUCTION \$



Read this together: The median home sells at 99.9% of its *final* list price, but only 96.6% of its *original* list price. The gap is the cost of mispricing — sellers who reduced gave up 3.7% on average (\$12,350). Pricing correctly the first time is materially cheaper.

Concessions Reality

56%

SALES W/ CONCESSIONS

\$5,500

MEDIAN CONCESSION
1.88% of price

\$7,000

MAX CONCESSION

PRICE BAND	CLOSED	W/ CONCESSIONS	% W/ CONC.	AVG \$
Under \$305K	2	2	100%	\$6,250
\$305K-\$340K	2	1	50%	\$6,000
\$340K-\$367K	2	2	100%	\$5,000
\$367K+	3	0	0%	—

Set realistic net expectations. A seller listing at the median asking price should plan for roughly \$5,500 in concessions (~1.9% of price on average). This is in addition to commissions, transfer taxes, and any repair credits.

Days on Market

36 days

MEDIAN DOM

22%

UNDER 7 DAYS

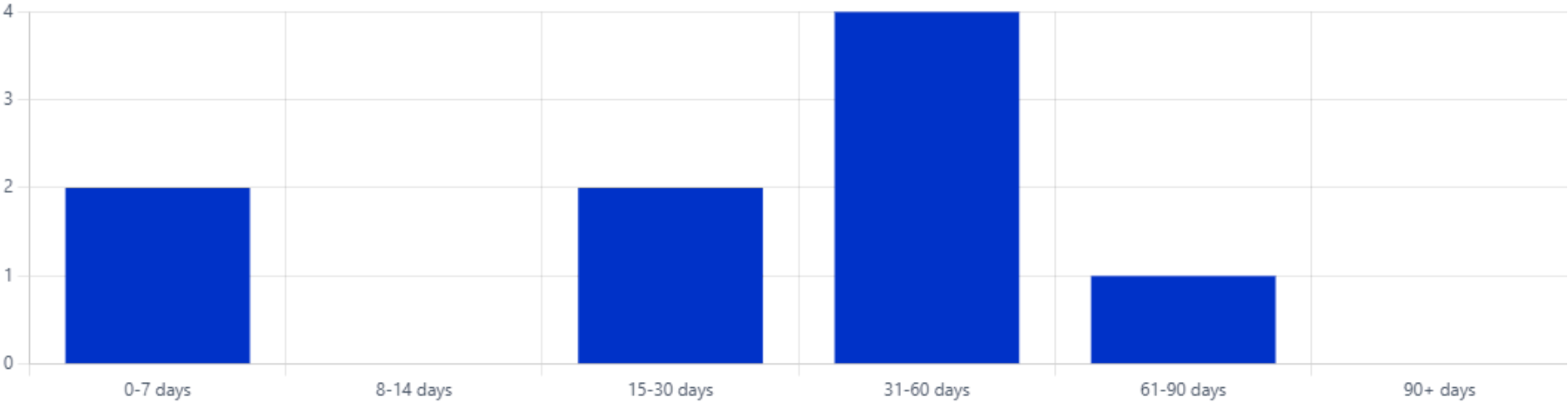
44%

UNDER 30 DAYS

11%

OVER 60 DAYS

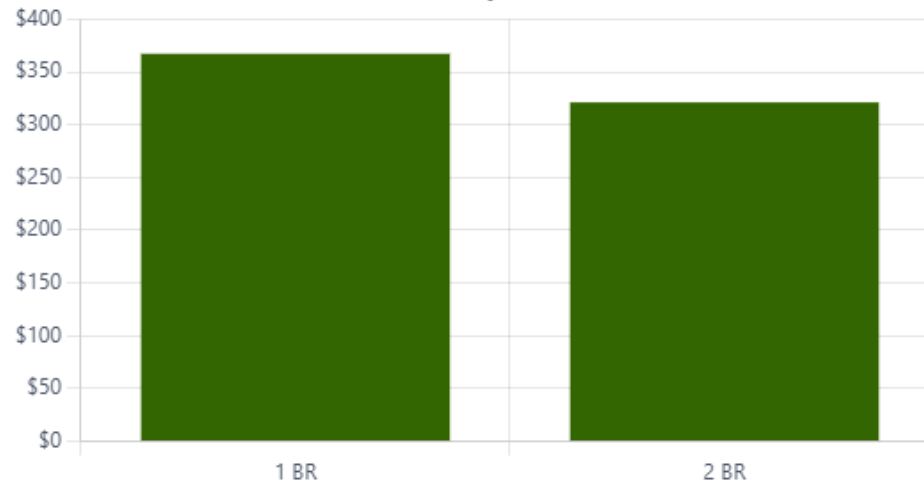
Days-on-Market Distribution



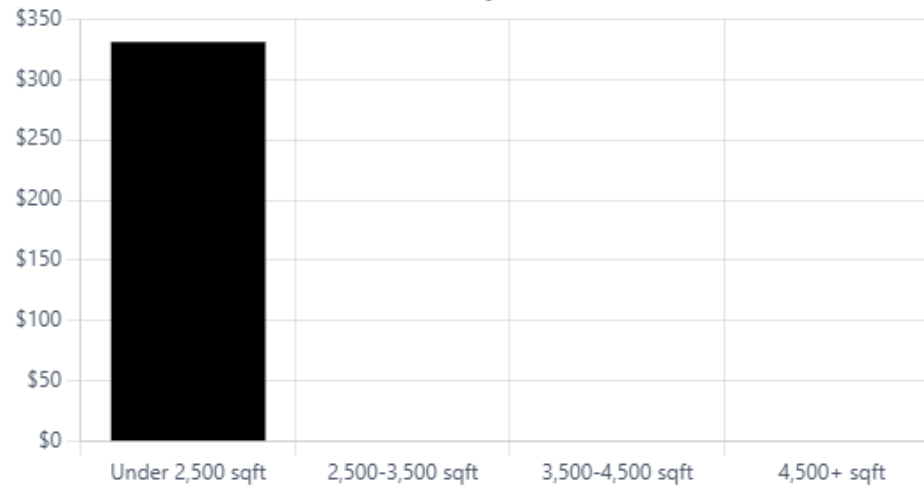
PRICE BAND	COUNT	MEDIAN DOM	AVG DOM	MEDIAN PRICE
Under \$305K	2	44 days	44 days	\$278,000
\$305K-\$340K	2	20 days	20 days	\$307,000
\$340K-\$367K	2	23 days	23 days	\$347,500
\$367K+	3	27 days	35 days	\$374,200

\$/Sqft and Era Performance

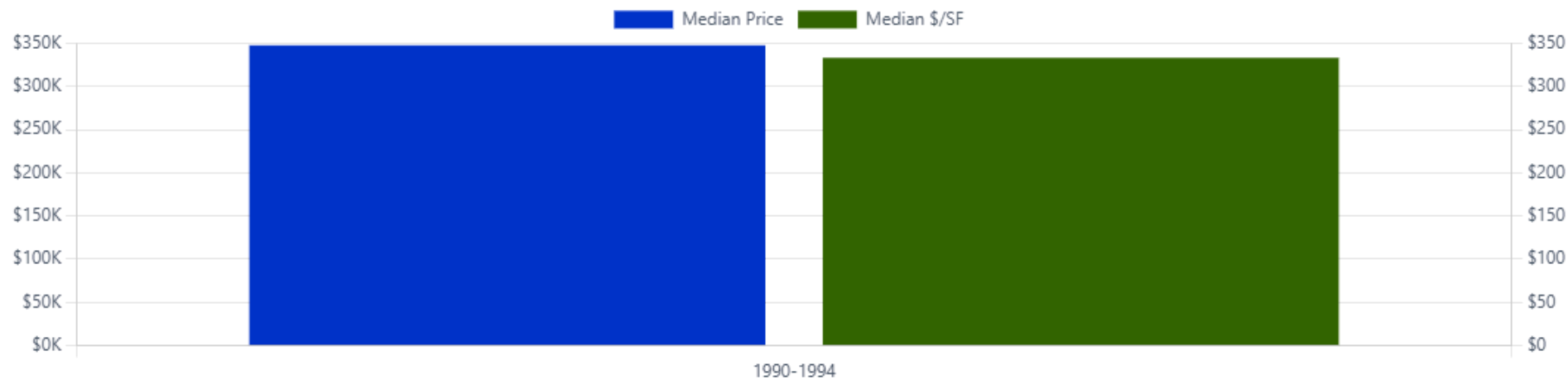
Median \$/SF by Bedrooms



Median \$/SF by Home Size



Era Cohort: Median Price & \$/SF



Price per square foot varies with home size. There aren't enough closed sales across size bands here to quantify the usual smaller-home premium — lean on the size-band table and individual comps rather than a single neighborhood-wide \$/sqft.

ERA	COUNT	MEDIAN PRICE	MEDIAN \$/SF	MEDIAN DOM	SALE ÷ LIST
1990-1994	8	\$347,500	\$333	38 days	99.3%

Active Competition

\$359,000

ACTIVE MEDIAN LIST

\$340,000

CLOSED MEDIAN SALE

\$350

ACTIVE MEDIAN \$/SF

+5.6%

ACTIVE VS CLOSED GAP

ADDRESS	LIST PRICE	BR/BA	SQFT	\$/SF	YEAR	DOM
8671 E Dry Creek Road Unit 721	\$298,000	1/1	812	\$367	1994	61
8747 E Dry Creek Road Unit 1624	\$310,000	1/1	812	\$382	1994	20
8621 E Dry Creek Road Unit 311	\$359,000	2/2	1,027	\$350	1994	33
8707 E Dry Creek Road Unit 1823	\$374,500	2/2	1,148	\$326	1994	4
8777 E Dry Creek Road Unit 1422	\$380,000	2/2	1,147	\$331	1994	18

Expired & Withdrawn Listings (Last 12 Months)

2

TOTAL

2 Expired · 0 Withdrawn

\$350,000

MEDIAN LIST PRICE

144 days

MEDIAN DOM

\$383

MEDIAN \$/SQFT

ADDRESS	STATUS	LIST PRICE	DOM	\$/SF	LIST DATE
8641 E Dry Creek Road Unit 511	Expired	\$375,000	115	\$365	04/03/2026
8747 E Dry Creek Road Unit 1624	Expired	\$325,000	174	\$400	01/15/2026

Top 5 Sales (Reference Ceiling)

ADDRESS	CLOSE PRICE	BEDS	SQFT	\$/SF	YEAR
8737 E Dry Creek Road Unit 1712	\$380,000	2	1,134	\$335	1994
8601 E Dry Creek Road Unit 114	\$374,200	2	1,027	\$364	1994
8693 E Dry Creek Road Unit 922	\$367,000	2	1,148	\$320	1994
8767 E Dry Creek Road Unit 1323	\$355,000	2	1,147	\$310	1994
8671 E Dry Creek Road Unit 711	\$340,000	2	1,027	\$331	1994

Data source: MLS as of October 13, 2026. Information deemed reliable but not guaranteed. Buyer and seller should verify all data independently. This report is for informational purposes only and does not constitute an appraisal or offer.