

South Denver Neighborhood Comparison Guide

Q1 2026 EDITION

11 South Denver Neighborhoods -- Priced, Rated & Compared

Data as of March 2026 | Source: Redfin, Zillow, DMAR February 2026 Report

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2026 Market Context

The South Denver market in Q1 2026 is characterized by a meaningful buyer correction. After the frenzied 2021-2023 period and the plateau of 2024-2025, prices have reset across most neighborhoods. The metro Denver median sale price is \$550,000 -- down 2.7% year-over-year -- while average days on market has stretched to 80 days, a 21% increase. This is the most favorable buyer's market in South Denver since 2018-2019.

The correction is not uniform. Ultra-luxury (\$2M+) has seen the steepest declines -- Cherry Hills Village down 23% YoY -- while entry-level (\$400-600K) has proven more resilient, with select neighborhoods like Englewood and University Hills holding values within 3-4% of prior year.

Complete Neighborhood Comparison Table

Neighborhood	Median Price	YoY	Type	Schools	Walk	DT Commute	DTC Commute
Cherry Hills Village	\$2.4M	-23% YoY	Ultra-Luxury	Cherry Creek	2/10	25 min	15 min
Cherry Creek	\$850K	-5% YoY	Urban Luxury	Denver Public	8/10	10 min	25 min
Belcaro	\$1.1M	-4% YoY	Established Luxury	Denver Public	6/10	12 min	20 min
Washington Park	\$1.1M	-5% YoY	Walkable Urban	Denver Public	9/10	15 min	30 min
Greenwood Village	\$750K	-3% YoY	Executive Suburban	Cherry Creek	4/10	20 min	5 min
Bonnie Brae	\$900K	-4% YoY	Charming Walkable	Denver Public	7/10	18 min	25 min
Platt Park	\$850K	-4% YoY	Earthy Walkable	Denver Public	7/10	22 min	35 min
Centennial	\$600K	-3% YoY	Family Suburban	Cherry Creek	3/10	25 min	10 min
University Hills	\$580K	-3% YoY	Quiet Suburban	Cherry Creek	4/10	30 min	20 min
Observatory Park	\$650K	-3% YoY	Up-and-Coming	Denver Public	6/10	20 min	30 min
Englewood	\$539K	-4% YoY	Historic Walkable	Englewood	8/10	25 min	25 min

Best Neighborhoods By Priority (Q1 2026)

Schools (#1 Priority)	Cherry Hills Village, Greenwood Village, Centennial, University Hills, Hampden South (all Cherry Creek Schools 8-9/10)
Walkability (#1 Priority)	Washington Park (9/10), Cherry Creek (8/10), Englewood (8/10), Platt Park (7/10), Bonnie Brae (7/10)
Luxury (\$1M+)	Cherry Hills Village (\$2.4M), Belcaro (\$1.1M), Washington Park (\$1.1M), Greenwood Village (\$750K+)
First-Time Buyer Value	Englewood (\$539K), University Hills (\$580K), Observatory Park (\$650K), Centennial (\$600K)
Investment Potential	Observatory Park, Englewood, Platt Park -- up-and-coming areas with improving fundamentals
Downtown Commute (<20 min)	Cherry Creek (10), Belcaro (12), Washington Park (15), Bonnie Brae (18)
DTC Commute (<15 min)	Greenwood Village (5), Centennial (10), Cherry Hills Village (15), Hampden South (15)

Cherry Hills Village

Ultra-Luxury | \$2.4M median (-23% YoY YoY)

Price Range:	\$2.4M median (Q1 2026)
Year-over-Year:	-23% YoY
Neighborhood Type:	Ultra-Luxury
School District:	Cherry Creek (9/10)
Walkability Score:	2/10
Commute to Downtown:	25 min
Commute to DTC:	15 min

Median sale price per Redfin -- ultra-luxury segment cooling fastest

Cherry Creek

Urban Luxury | \$850K median (-5% YoY YoY)

Price Range:	\$850K median (Q1 2026)
Year-over-Year:	-5% YoY
Neighborhood Type:	Urban Luxury
School District:	Denver Public (7/10)
Walkability Score:	8/10
Commute to Downtown:	10 min
Commute to DTC:	25 min

Luxury condo/townhome market active despite overall cooldown

Belcaro

Established Luxury | \$1.1M median (-4% YoY YoY)

Price Range:	\$1.1M median (Q1 2026)
Year-over-Year:	-4% YoY
Neighborhood Type:	Established Luxury
School District:	Denver Public (7/10)
Walkability Score:	6/10
Commute to Downtown:	12 min
Commute to DTC:	20 min

Historic elegance, consistent appreciation, close-in convenience

Washington Park

Walkable Urban | \$1.1M median (-5% YoY YoY)

Price Range:	\$1.1M median (Q1 2026)
Year-over-Year:	-5% YoY
Neighborhood Type:	Walkable Urban
School District:	Denver Public (7/10)
Walkability Score:	9/10
Commute to Downtown:	15 min
Commute to DTC:	30 min

Zillow typical value ~\$1.2M; Redfin median \$1.6M -- premium segment active

Greenwood Village

Executive Suburban | \$750K median (-3% YoY YoY)

Price Range:	\$750K median (Q1 2026)
Year-over-Year:	-3% YoY
Neighborhood Type:	Executive Suburban
School District:	Cherry Creek (9/10)
Walkability Score:	4/10
Commute to Downtown:	20 min
Commute to DTC:	5 min

Top employer proximity keeps demand steady despite market cooldown

Bonnie Brae

Charming Walkable | \$900K median (-4% YoY YoY)

Price Range:	\$900K median (Q1 2026)
Year-over-Year:	-4% YoY
Neighborhood Type:	Charming Walkable
School District:	Denver Public (7/10)
Walkability Score:	7/10
Commute to Downtown:	18 min
Commute to DTC:	25 min

Boutique shopping, tree-lined streets, limited inventory

Platt Park

Earthy Walkable | \$850K median (-4% YoY YoY)

Price Range:	\$850K median (Q1 2026)
Year-over-Year:	-4% YoY
Neighborhood Type:	Earthy Walkable
School District:	Denver Public (7/10)
Walkability Score:	7/10
Commute to Downtown:	22 min
Commute to DTC:	35 min

Eclectic character, strong restaurant scene, declining slightly from 2025 peak

Centennial

Family Suburban | \$600K median (-3% YoY YoY)

Price Range:	\$600K median (Q1 2026)
Year-over-Year:	-3% YoY
Neighborhood Type:	Family Suburban
School District:	Cherry Creek (9/10)
Walkability Score:	3/10
Commute to Downtown:	25 min
Commute to DTC:	10 min

Best value in Cherry Creek district; new construction keeps prices stable

University Hills

Quiet Suburban | \$580K median (-3% YoY YoY)

Price Range:	\$580K median (Q1 2026)
Year-over-Year:	-3% YoY
Neighborhood Type:	Quiet Suburban
School District:	Cherry Creek (8/10)
Walkability Score:	4/10
Commute to Downtown:	30 min
Commute to DTC:	20 min

Strong value; quiet family community with excellent school access

Observatory Park

Up-and-Coming | \$650K median (-3% YoY YoY)

Price Range:	\$650K median (Q1 2026)
Year-over-Year:	-3% YoY
Neighborhood Type:	Up-and-Coming
School District:	Denver Public (7/10)
Walkability Score:	6/10
Commute to Downtown:	20 min
Commute to DTC:	30 min

Diverse, evolving area; good investment potential near University of Denver

Englewood

Historic Walkable | \$539K median (-4% YoY YoY)

Price Range:	\$539K median (Q1 2026)
Year-over-Year:	-4% YoY
Neighborhood Type:	Historic Walkable
School District:	Englewood (6/10)
Walkability Score:	8/10
Commute to Downtown:	25 min
Commute to DTC:	25 min

Best value for walkable lifestyle; light rail access driving renewed interest

Hampden South

Modern Suburban | \$550K median (-3% YoY YoY)

Price Range:	\$550K median (Q1 2026)
Year-over-Year:	-3% YoY
Neighborhood Type:	Modern Suburban
School District:	Cherry Creek (8/10)
Walkability Score:	5/10
Commute to Downtown:	28 min
Commute to DTC:	15 min

Newer construction, family amenities, Cherry Creek Schools at accessible prices

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