

South Denver Neighborhood Comparison Guide

Q2 2026 EDITION

11 South Denver Neighborhoods -- Priced, Rated & Compared

Data as of June 2026 | Source: Redfin, Zillow, DMAR April 2026 Report

southdenverguide.com

2026 Market Context

The South Denver market in Q2 2026 has stabilized. After the correction of late 2024-early 2026, the market has found its footing. The April 2026 DMAR metro median is \$605,000 -- down 2.7% year-over-year -- essentially flat for the third year running (\$602K in 2024, \$604K in 2025, \$605K in 2026). Homes sell in a median 14 days at 99.44% of list price.

The market is bifurcated: ultra-luxury detached (Cherry Hills Village) rebounded +27.7% YoY. Attached \$1M+ properties face 5.5+ months of inventory. Entry-level South Denver (Englewood +3.5%, Centennial +3%, Hampden South +1%) showing positive appreciation -- a reversal from early 2026.

Complete Neighborhood Comparison Table

Neighborhood	Median Price	YoY	Type	Schools	Walk	DT Commute	DTC Commute
Cherry Hills Village	\$3.8M	+27.7% YoY	Ultra-Luxury	Cherry Creek	2/10	25 min	15 min
Cherry Creek	\$1.6M	-0.9% YoY	Urban Luxury	Denver Public	8/10	10 min	25 min
Belcaro	\$1.1M	flat YoY	Established Luxury	Denver Public	6/10	12 min	20 min
Washington Park	\$1.4M	-16.1% YoY	Walkable Urban	Denver Public	9/10	15 min	30 min
Greenwood Village	\$1.55M	-6.4% YoY	Executive Suburban	Cherry Creek	4/10	20 min	5 min
Bonnie Brae	\$895K	flat YoY	Charming Walkable	Denver Public	7/10	18 min	25 min
Platt Park	\$840K	-2% YoY	Earthy Walkable	Denver Public	7/10	22 min	35 min
Centennial	\$666K	+3% YoY	Family Suburban	Cherry Creek	3/10	25 min	10 min
University Hills	\$588K	flat YoY	Quiet Suburban	Cherry Creek	4/10	30 min	20 min
Observatory Park	\$660K	+1.5% YoY	Up-and-Coming	Denver Public	6/10	20 min	30 min
Englewood	\$595K	+3.5% YoY	Historic Walkable	Englewood	8/10	25 min	25 min
Hampden South	\$558K	+1% YoY	Modern Suburban	Cherry Creek	5/10	28 min	15 min

Best Neighborhoods By Priority (Q1 2026)

Schools (#1 Priority)	Cherry Hills Village, Greenwood Village, Centennial (+3% YoY), 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 (\$3.8M +27.7%), Belcaro (\$1.1M), Washington Park (\$1.4M), Greenwood Village (\$1.55M)
First-Time Buyer Value	Englewood (\$595K +3.5%), University Hills (\$588K), Observatory Park (\$660K +1.5%), Centennial (\$666K +3%)
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 min, \$1.55M), Centennial (10 min, \$666K), Cherry Hills Village (15 min, \$3.8M)

Cherry Hills Village

Ultra-Luxury | \$3.8M median (+27.7% YoY YoY)

Price Range:	\$3.8M median (Q1 2026)
Year-over-Year:	+27.7% 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

Redfin 3mo ending May 2026: \$3.8M median. Highest Apr sale: 49 Sunset Dr at \$10.3M. Ultra-luxury detached rebounding strongly; attached \$2M+ still at 5.5+ months inventory.

Cherry Creek

Urban Luxury | \$1.6M median (-0.9% YoY YoY)

Price Range:	\$1.6M median (Q1 2026)
Year-over-Year:	-0.9% 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

Redfin 3mo ending May 2026: \$1.6M median. Luxury condo/townhome market essentially flat. Best inventory in years for buyers.

Belcaro

Established Luxury | \$1.1M median (flat YoY YoY)

Price Range:	\$1.1M median (Q1 2026)
Year-over-Year:	flat 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 value, close-in convenience. Limited inventory supports stable pricing.

Washington Park

Walkable Urban | \$1.4M median (-16.1% YoY YoY)

Price Range:	\$1.4M median (Q1 2026)
Year-over-Year:	-16.1% 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

Redfin median \$1.41M (May 2026) -- significant correction from 2025 highs. Best entry opportunity in WashPark in several years.

Greenwood Village

Executive Suburban | \$1.55M median (-6.4% YoY YoY)

Price Range:	\$1.55M median (Q1 2026)
Year-over-Year:	-6.4% 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

Redfin 3mo: down 6.4% YoY; homes.com Jun 2026: \$1.55M median. Premium for DTC access and Cherry Creek Schools. Balanced market per realtor.com.

Bonnie Brae

Charming Walkable | \$895K median (flat YoY YoY)

Price Range:	\$895K median (Q1 2026)
Year-over-Year:	flat 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 on S. University, tree-lined streets. Limited inventory and coveted neighborhood identity keep prices stable.

Platt Park

Earthy Walkable | \$840K median (-2% YoY YoY)

Price Range:	\$840K median (Q1 2026)
Year-over-Year:	-2% 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, Pearl Street restaurant scene, slight softening from 2025 peak. Strong neighborhood demand.

Centennial

Family Suburban | \$666K median (+3% YoY YoY)

Price Range:	\$666K 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

One of few South Denver neighborhoods with positive YoY appreciation. Best-value entry into Cherry Creek Schools district.

University Hills

Quiet Suburban | \$588K median (flat YoY YoY)

Price Range:	\$588K median (Q1 2026)
Year-over-Year:	flat 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

Stable, quiet family community. Strong school access at a price point well below the area average.

Observatory Park

Up-and-Coming | \$660K median (+1.5% YoY YoY)

Price Range:	\$660K median (Q1 2026)
Year-over-Year:	+1.5% 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

Gradually appreciating area near University of Denver. Renovation activity increasing; solid investment fundamentals.

Englewood

Historic Walkable | \$595K median (+3.5% YoY YoY)

Price Range:	\$595K median (Q1 2026)
Year-over-Year:	+3.5% YoY
Neighborhood Type:	Historic Walkable
School District:	Englewood (6/10)
Walkability Score:	8/10
Commute to Downtown:	25 min
Commute to DTC:	25 min

Movoto May 2026: median list \$595K, up from \$575K in 2025 -- a seller's market at this price point. Light rail access driving sustained demand.

Hampden South

Modern Suburban | \$558K median (+1% YoY YoY)

Price Range:	\$558K median (Q1 2026)
Year-over-Year:	+1% 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 price. Stable family demand.

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