

Denver County, CO

County · CO · Colorado

BALANCED MARKET

\$621K

MEDIAN SALE PRICE

+3.2%

1-YR CHANGE

9,704

SALES (12 MO)

\$547K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



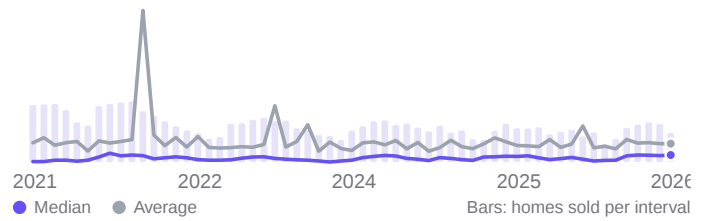
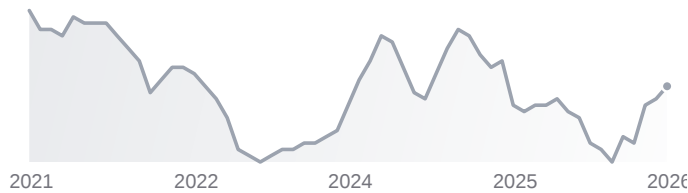
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$625K · Average \$788K

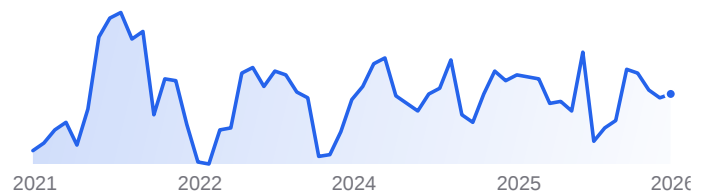
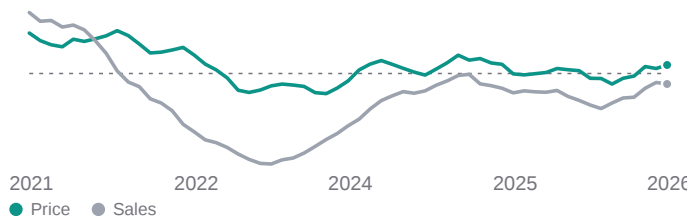


Growth (year over year)

Price +3.2% · Sales -3.8%

Price per square foot

\$389/ft²

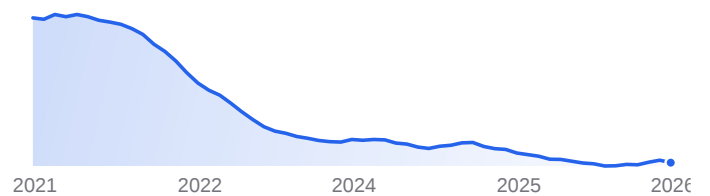
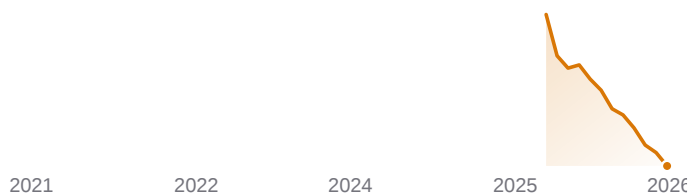


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

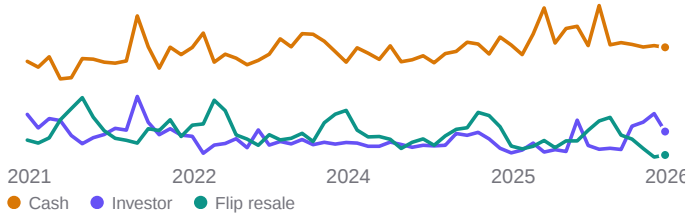
4.5%



BUYERS & OUTCOMES

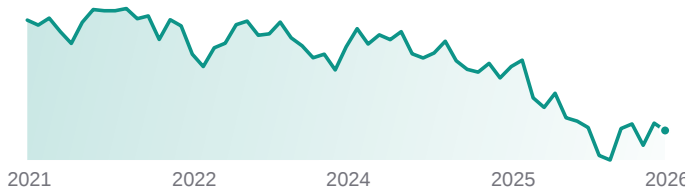
Buyer mix

Cash 23% · Investor 8.5% · Flip resale 4.4%



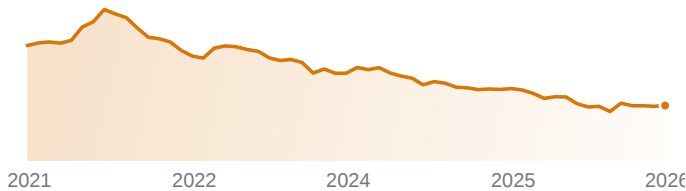
Sellers who sold at a gain

84%

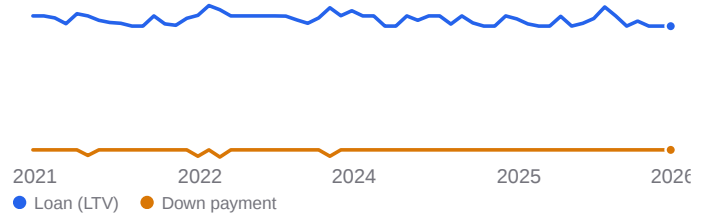


Median annualized return at resale

+3.8%



Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

8.0 yrs



Preforeclosure filings

Filings 15 · Auction stage 15



HOUSING STOCK

Homes	216,252
Median value (AVM)	\$547K
Median size	1,540 ft²
Median bedrooms	3
Median year built	1963
Single family	63%
Condos	20%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	2.3%
Owner occupied	68%
Company owned	18%
Median loan-to-value	51%

Typical ownership tenure

11.2 yrs

COMMUNITY

Population	730,552
Density	4,773 / mi²
Median household income	\$85K
Average household income	\$122K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	43
Homes occupied	92%
Bachelor's or higher	36%
Poverty rate	10.9%
Unemployment	1.6%
Average temp	51°F
Annual precip	17 in
Sunshine	69%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.