

El Paso County, CO

County · CO · Colorado

BALANCED MARKET

\$467K

MEDIAN SALE PRICE

-3.0%

1-YR CHANGE

12,704

SALES (12 MO)

\$461K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



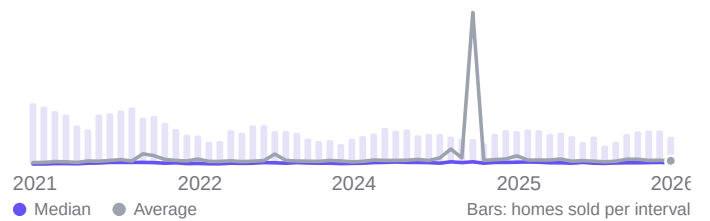
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

47 / 100

Sale prices

Median \$455K · Average \$527K

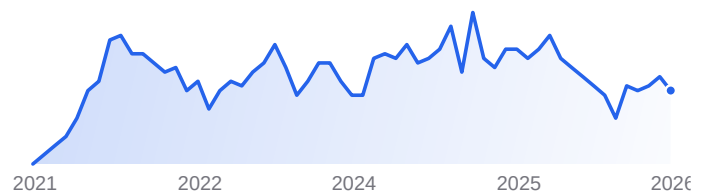
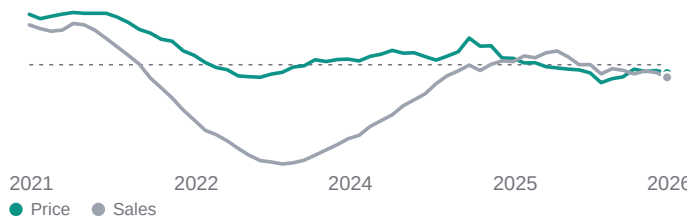


Growth (year over year)

Price -3.0% · Sales -4.5%

Price per square foot

\$228/ft²

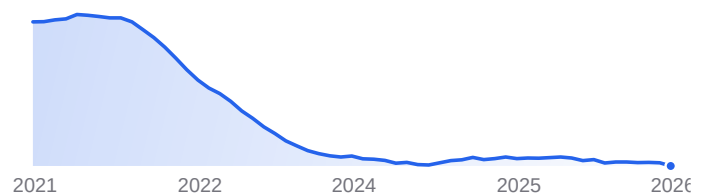
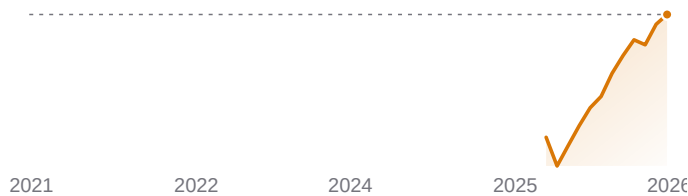


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

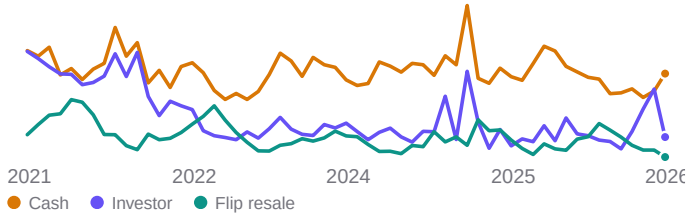
5.2%



BUYERS & OUTCOMES

Buyer mix

Cash 18% · Investor 7.6% · Flip resale 4.3%



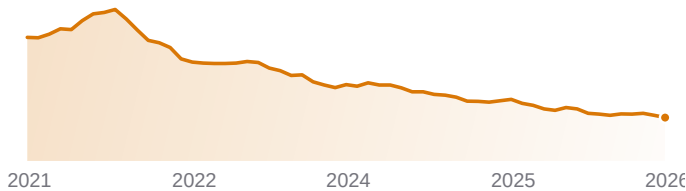
Sellers who sold at a gain

85%

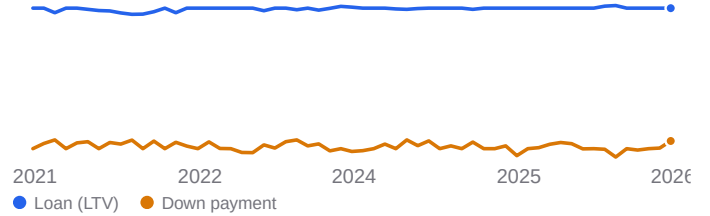


Median annualized return at resale

+3.8%



Financing (share of purchase price) Loan (LTV) 95% · Down payment 19%



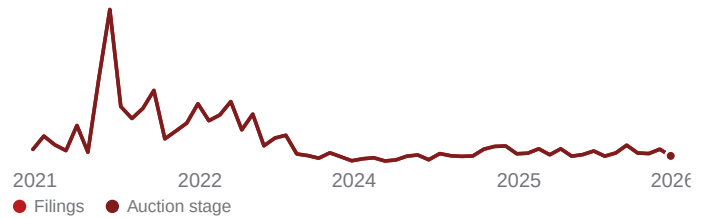
Typical hold before selling

6.3 yrs



Preforeclosure filings

Filings 59 · Auction stage 59



HOUSING STOCK

Homes	245,661
Median value (AVM)	\$461K
Median size	1,988 ft²
Median bedrooms	3
Median year built	1993
Single family	90%
Condos	3.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.5%
Owner occupied	76%
Company owned	17%
Median loan-to-value	50%

Typical ownership tenure

9.7 yrs

COMMUNITY

Population	755,512
Density	355 / mi²
Median household income	\$83K
Average household income	\$108K
Crime index (US avg 100)	84
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	39
Homes occupied	95%
Bachelor's or higher	26%
Poverty rate	7.4%
Unemployment	1.4%
Average temp	48°F
Annual precip	18 in
Sunshine	73%

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.