

Jefferson County, CO

County · CO · Colorado

SELLER'S MARKET

\$648K

MEDIAN SALE PRICE

+1.3%

1-YR CHANGE

9,034

SALES (12 MO)

\$610K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100

Buyer's market

Balanced

Seller's market

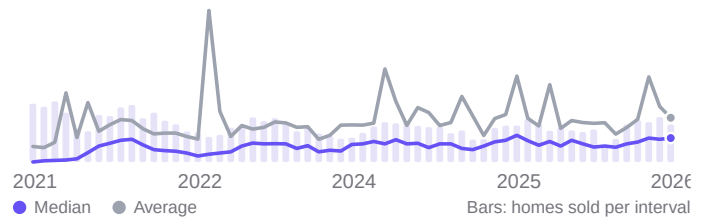
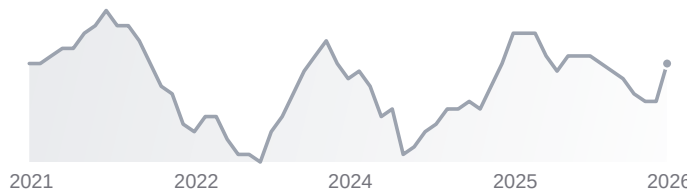
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

61 / 100

Sale prices

Median \$650K · Average \$738K

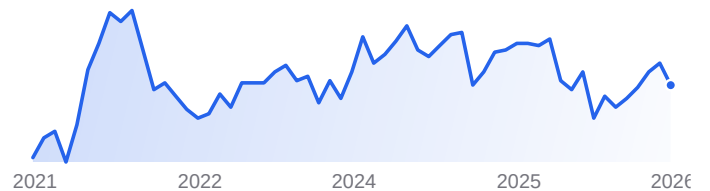
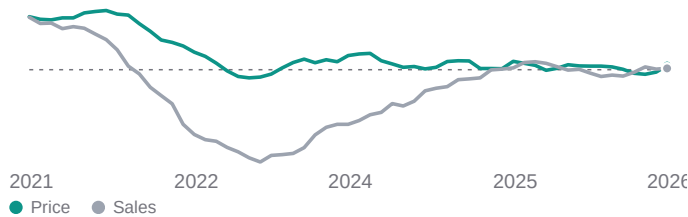


Growth (year over year)

Price +1.3% · Sales +0.4%

Price per square foot

\$388/ft²

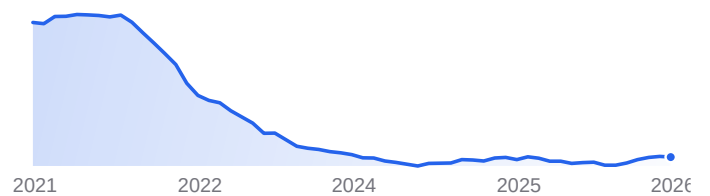
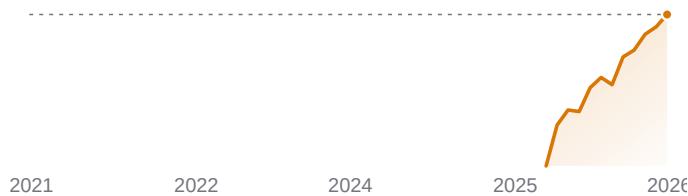


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

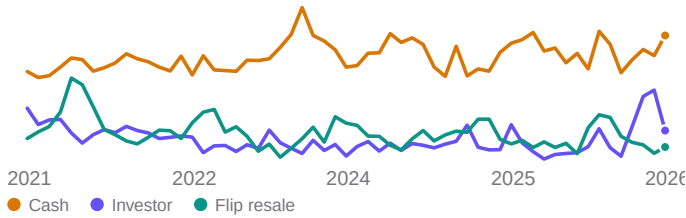
4.5%



BUYERS & OUTCOMES

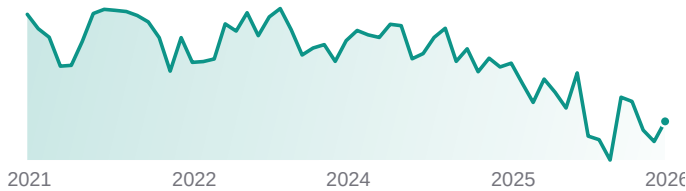
Buyer mix

Cash 24% · Investor 8.4% · Flip resale 5.7%



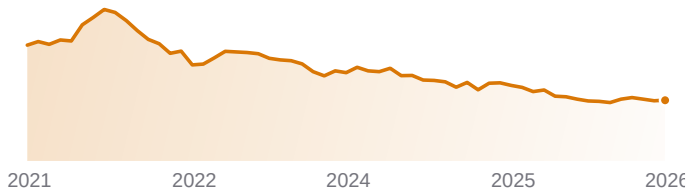
Sellers who sold at a gain

89%

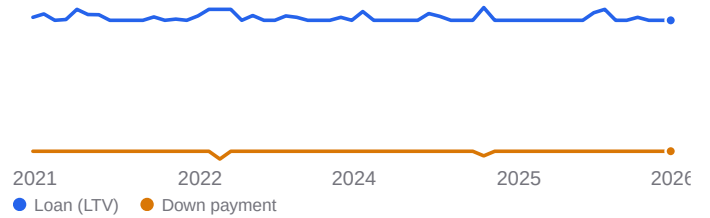


Median annualized return at resale

+4.6%

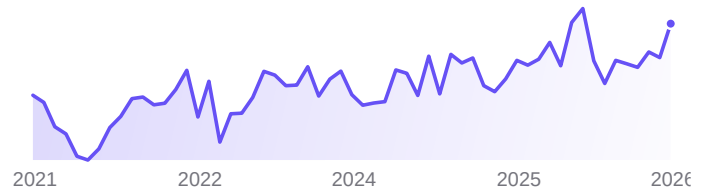


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

8.1 yrs



Preforeclosure filings

Filings 29 · Auction stage 29



HOUSING STOCK

Homes	202,700
Median value (AVM)	\$610K
Median size	1,549 ft²
Median bedrooms	3
Median year built	1978
Single family	78%
Condos	6.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	2.0%
Owner occupied	84%
Company owned	14%
Median loan-to-value	42%

Typical ownership tenure

9.9 yrs

COMMUNITY

Population	580,379
Density	759 / mi²
Median household income	\$102K
Average household income	\$131K
Crime index (US avg 100)	87
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	46
Homes occupied	95%
Bachelor's or higher	34%
Poverty rate	5.7%
Unemployment	1.4%
Average temp	50°F
Annual precip	18 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.