

# Weld County, CO

County · CO · Colorado

BUYER'S MARKET

**\$474K**

MEDIAN SALE PRICE

**-4.9%**

1-YR CHANGE

**5,612**

SALES (12 MO)

**\$485K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



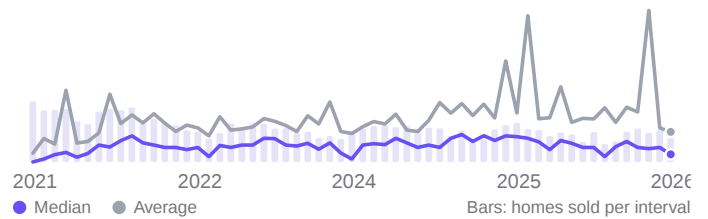
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

36 / 100

Sale prices

Median \$465K · Average \$514K

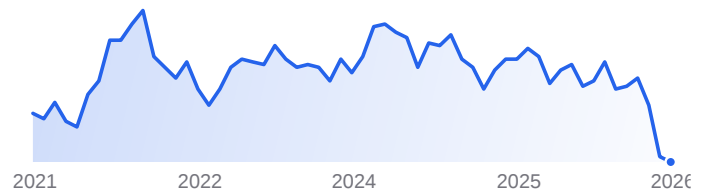
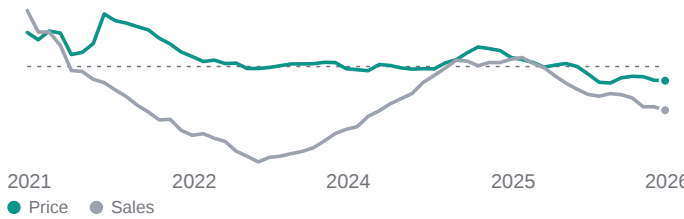


Growth (year over year)

Price -4.9% · Sales -14.9%

Price per square foot

\$243/ft²

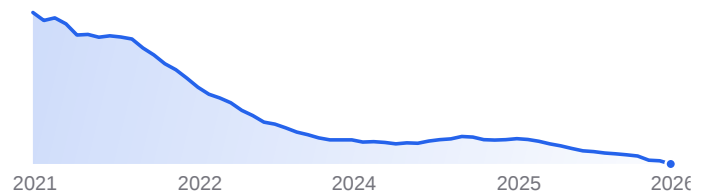


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

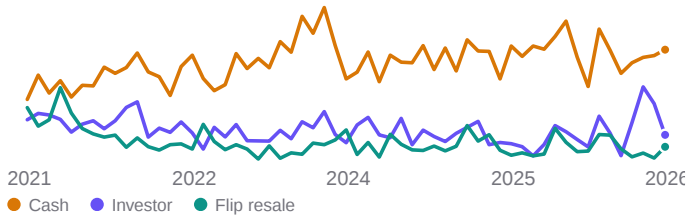
4.7%



## BUYERS & OUTCOMES

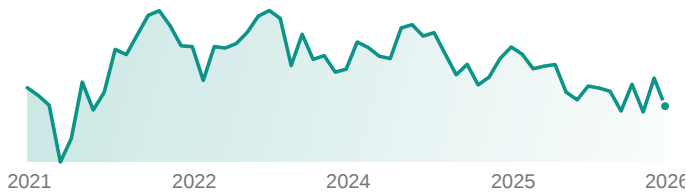
### Buyer mix

Cash 18% · Investor 6.6% · Flip resale 5.0%



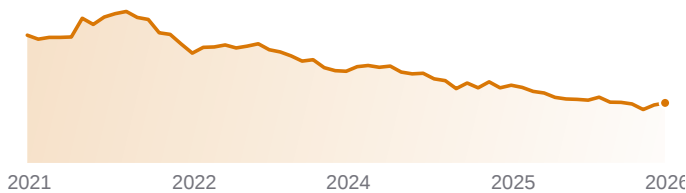
### Sellers who sold at a gain

82%

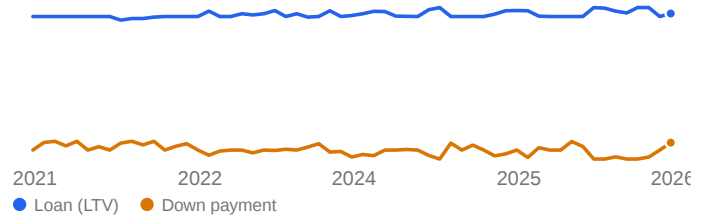


### Median annualized return at resale

+4.2%

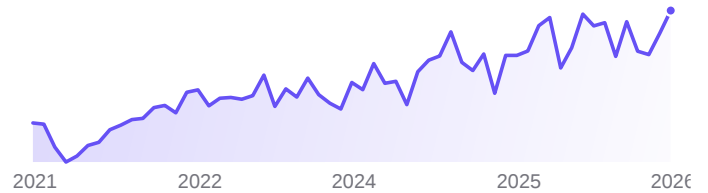


### Financing (share of purchase price) Loan (LTV) 92% · Down payment 19%



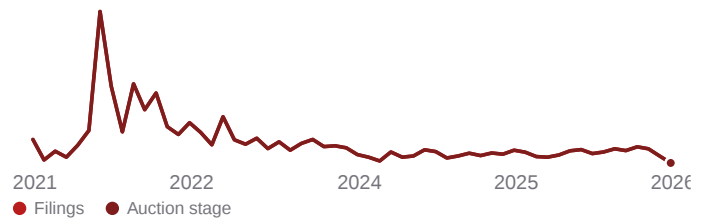
### Typical hold before selling

6.3 yrs



### Preforeclosure filings

Filings 5 · Auction stage 5



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 118,201   |
| Median value (AVM) | \$485K    |
| Median size        | 1,631 ft² |
| Median bedrooms    | 3         |
| Median year built  | 2002      |
| Single family      | 80%       |
| Condos             | 3.2%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 46%  |
| Underwater (LTV 125% or more) | 1.6% |
| Owner occupied                | 82%  |
| Company owned                 | 12%  |
| Median loan-to-value          | 55%  |

Typical ownership tenure

**7.2 yrs**

## COMMUNITY

|                                  |                            |
|----------------------------------|----------------------------|
| Population                       | <b>373,336</b>             |
| Density                          | <b>94 / mi<sup>2</sup></b> |
| Median household income          | <b>\$87K</b>               |
| Average household income         | <b>\$109K</b>              |
| Crime index (US avg 100)         | <b>90</b>                  |
| Air pollution index (US avg 100) | <b>97</b>                  |
| Earthquake index (US avg 100)    | <b>41</b>                  |
| Homes occupied                   | <b>95%</b>                 |
| Bachelor's or higher             | <b>21%</b>                 |
| Poverty rate                     | <b>8.7%</b>                |
| Unemployment                     | <b>1.6%</b>                |
| Average temp                     | <b>49°F</b>                |
| Annual precip                    | <b>14 in</b>               |
| Sunshine                         | <b>69%</b>                 |

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.