

Red Rocks Ranch

Neighborhood · CO · Colorado > El Paso County

BALANCED MARKET

\$953K

MEDIAN SALE PRICE

+49.4%

1-YR CHANGE

19

SALES (12 MO)

\$954K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



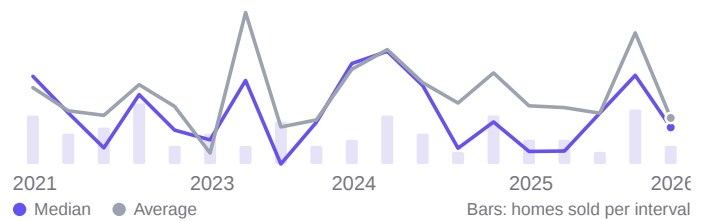
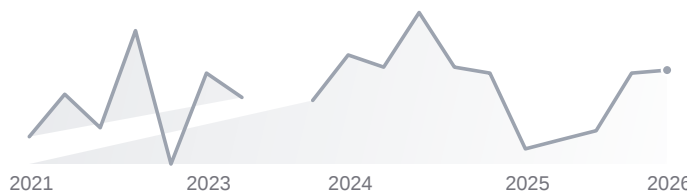
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$800K · Average \$850K

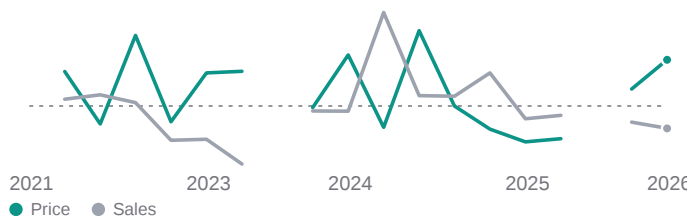


Growth (year over year)

Price +49.4% · Sales -24.0%

Price per square foot

\$222/ft²

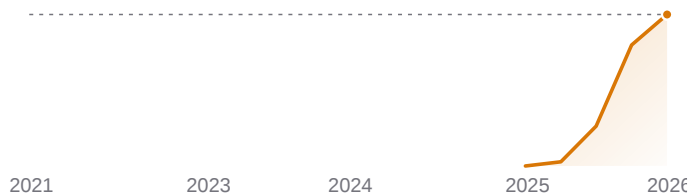


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

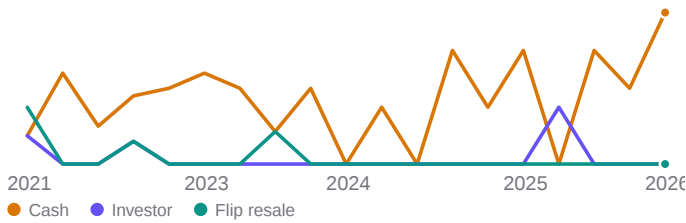
4.0%



BUYERS & OUTCOMES

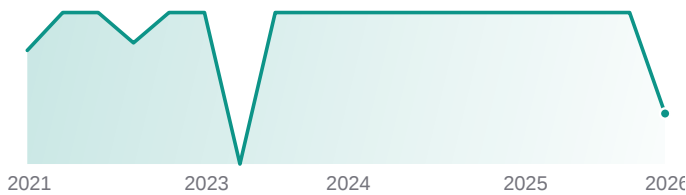
Buyer mix

Cash 67% · Investor 0% · Flip resale 0%



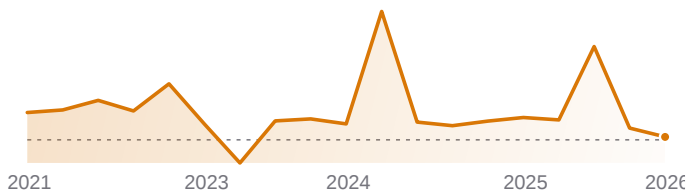
Sellers who sold at a gain

67%

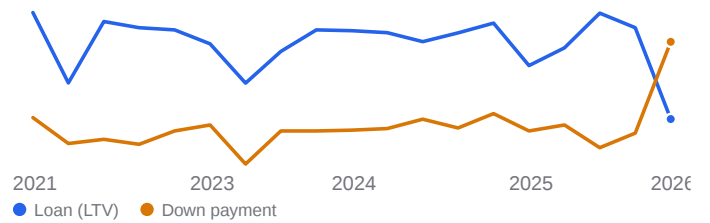


Median annualized return at resale

+1.0%

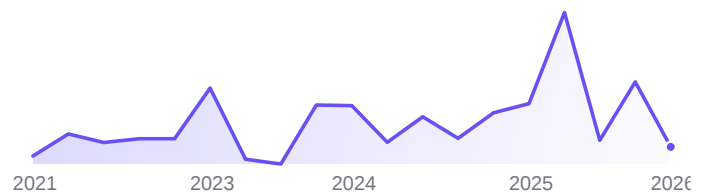


Financing (share of purchase price) Loan (LTV) 27% · Down payment 73%



Typical hold before selling

4.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	477
Median value (AVM)	\$954K
Median size	3,509 ft²
Median bedrooms	4
Median year built	1992
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.1%
Owner occupied	75%
Company owned	25%
Median loan-to-value	37%
Typical ownership tenure	13.2 yrs

COMMUNITY

Population	1,352
Density	629 / mi²
Median household income	\$113K
Average household income	\$133K
Crime index (US avg 100)	69
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	39
Homes occupied	95%
Bachelor's or higher	28%
Poverty rate	4.0%
Unemployment	1.4%
Average temp	45°F
Annual precip	21 in
Sunshine	73%

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