

Wheat Ridge

City · CO · Colorado > Jefferson County

SELLER'S MARKET

\$667K

MEDIAN SALE PRICE

+9.7%

1-YR CHANGE

512

SALES (12 MO)

\$559K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100



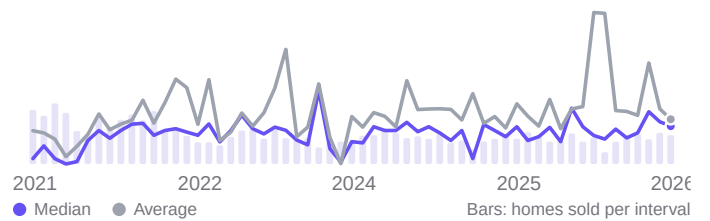
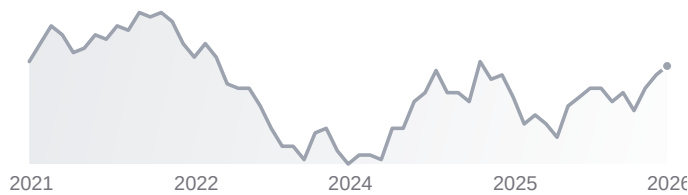
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$642K · Average \$670K

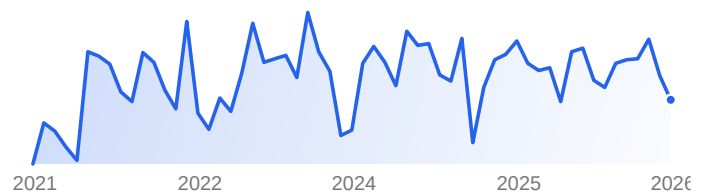
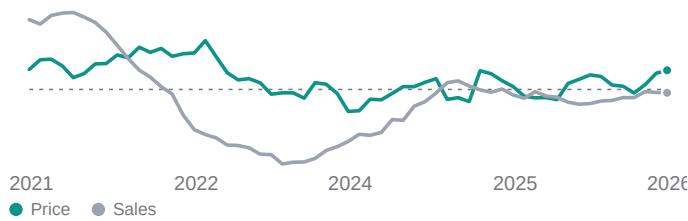


Growth (year over year)

Price +9.7% · Sales -1.7%

Price per square foot

\$390/ft²

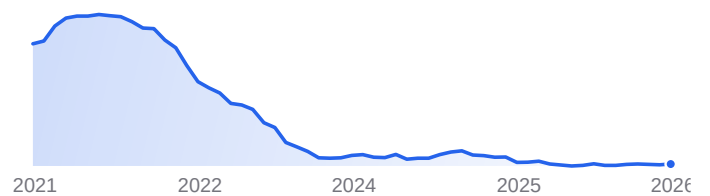


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

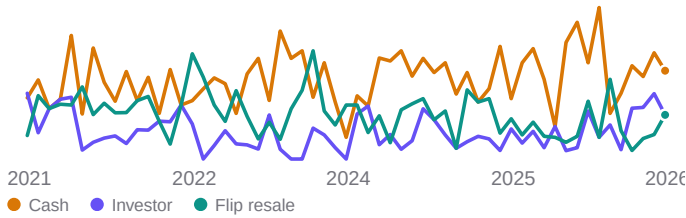
4.7%



BUYERS & OUTCOMES

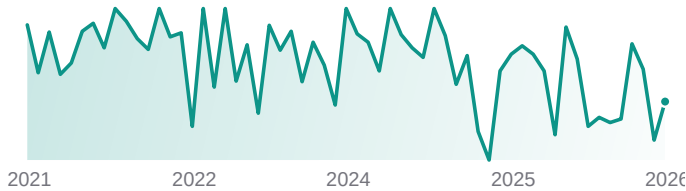
Buyer mix

Cash 20% · Investor 10% · Flip resale 10%



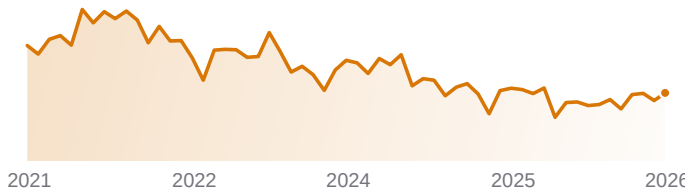
Sellers who sold at a gain

87%

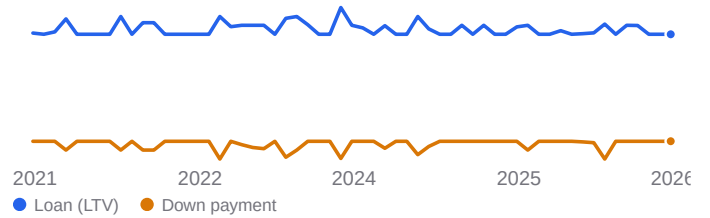


Median annualized return at resale

+5.5%

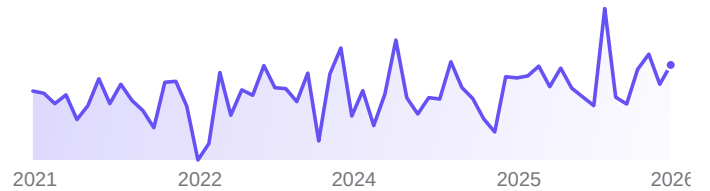


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

7.2 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	10,903
Median value (AVM)	\$559K
Median size	1,387 ft²
Median bedrooms	3
Median year built	1958
Single family	72%
Condos	7.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	2.6%
Owner occupied	77%
Company owned	16%
Median loan-to-value	46%

Typical ownership tenure

9.0 yrs

COMMUNITY

Population	32,307
Density	3,458 / mi²
Median household income	\$84K
Average household income	\$112K
Crime index (US avg 100)	141
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	44
Homes occupied	94%
Bachelor's or higher	30%
Poverty rate	9.7%
Unemployment	1.3%
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.