

Dacono

City · CO · Colorado > Weld County

BUYER'S MARKET

\$405K

MEDIAN SALE PRICE

-14.9%

1-YR CHANGE

102

SALES (12 MO)

\$475K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



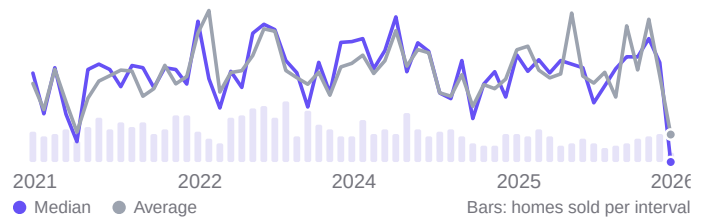
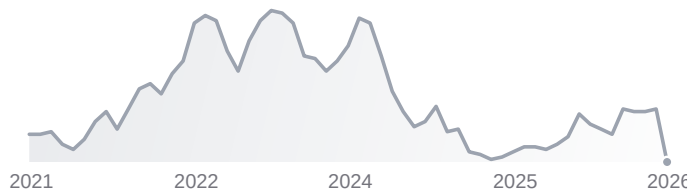
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

31 / 100

Sale prices

Median \$200K · Average \$276K

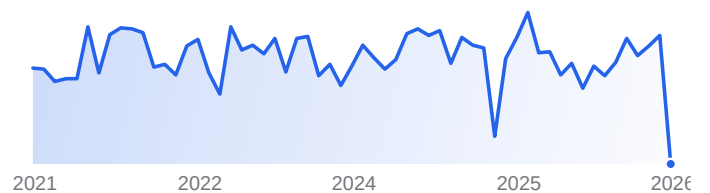
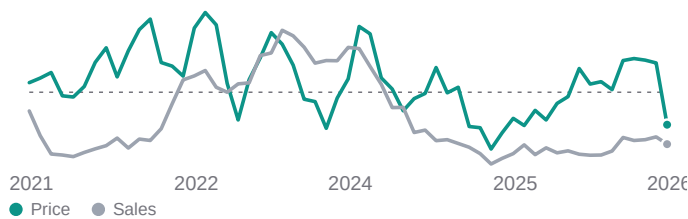


Growth (year over year)

Price -14.9% · Sales -23.9%

Price per square foot

\$149/ft²

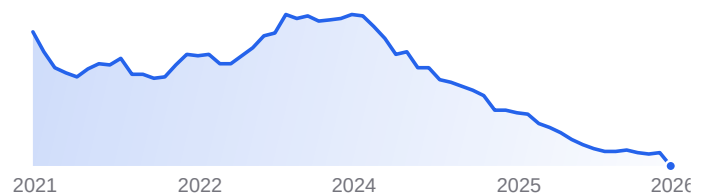


Sale premium vs estimated value

-2.7%

Annual turnover (share of homes sold)

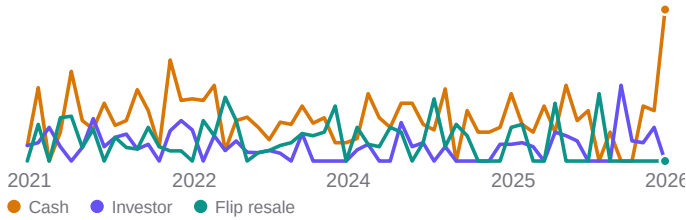
4.2%



BUYERS & OUTCOMES

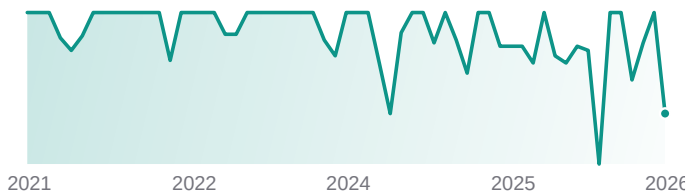
Buyer mix

Cash 75% · Investor 0% · Flip resale 0%



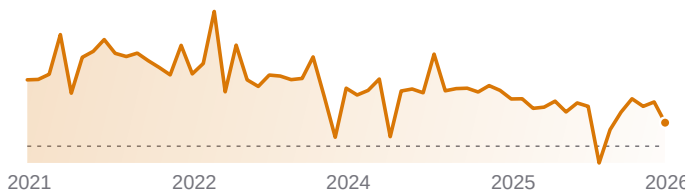
Sellers who sold at a gain

67%

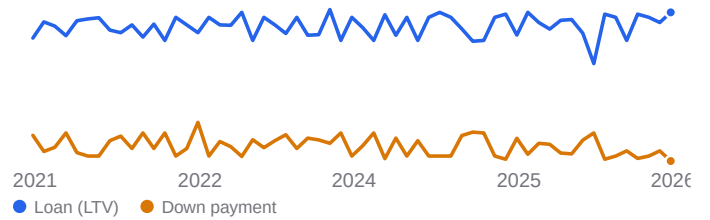


Median annualized return at resale

+2.7%

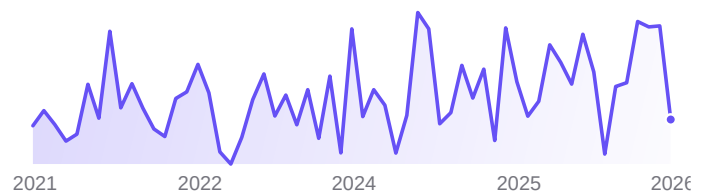


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



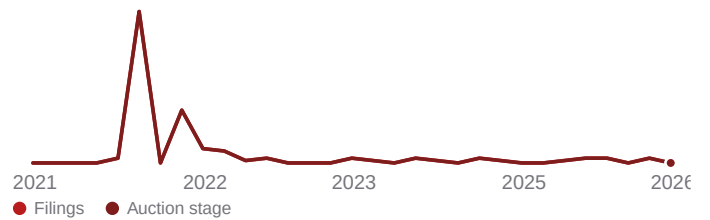
Typical hold before selling

3.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,420
Median value (AVM)	\$475K
Median size	1,583 ft²
Median bedrooms	3
Median year built	2005
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	42%
Underwater (LTV 125% or more)	1.4%
Owner occupied	85%
Company owned	8.4%
Median loan-to-value	60%
Typical ownership tenure	7.3 yrs

COMMUNITY

Population	7,289
Density	829 / mi²
Median household income	\$81K
Average household income	\$104K
Crime index (US avg 100)	75
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	43
Homes occupied	98%
Bachelor's or higher	20%
Poverty rate	8.1%
Unemployment	1.9%
Average temp	50°F
Annual precip	14 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.