

Commerce City

City · CO · Colorado › Adams County

BALANCED MARKET

\$486K

MEDIAN SALE PRICE

-5.3%

1-YR CHANGE

1,315

SALES (12 MO)

\$485K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



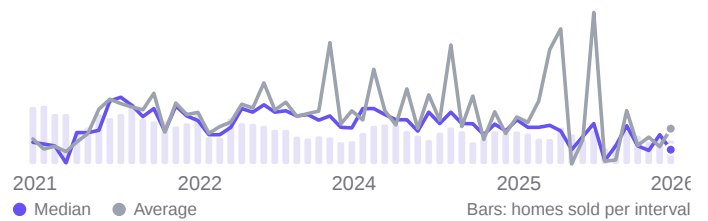
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$480K · Average \$508K

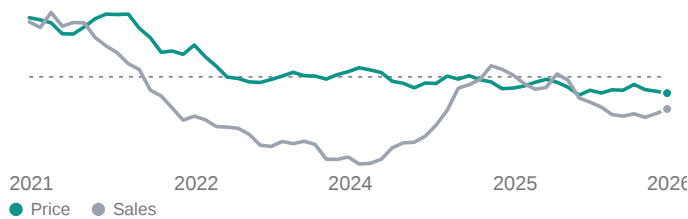


Growth (year over year)

Price -5.3% · Sales -10.4%

Price per square foot

\$256/ft²

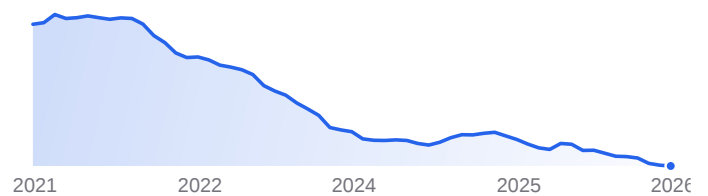
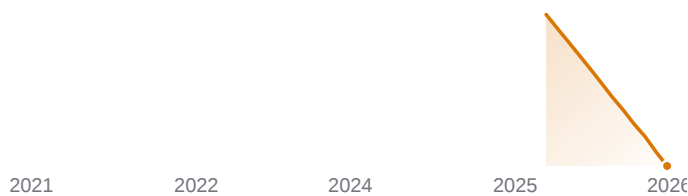


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

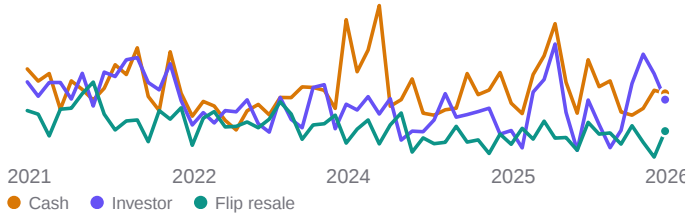
5.5%



BUYERS & OUTCOMES

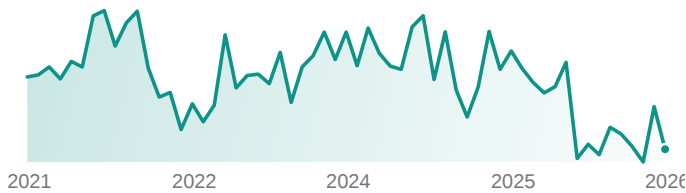
Buyer mix

Cash 11% · Investor 10% · Flip resale 5.1%



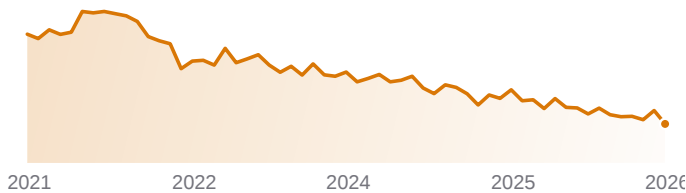
Sellers who sold at a gain

75%

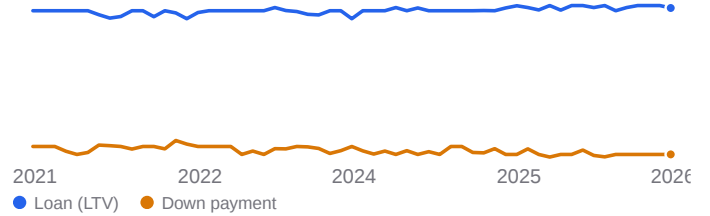


Median annualized return at resale

+2.9%

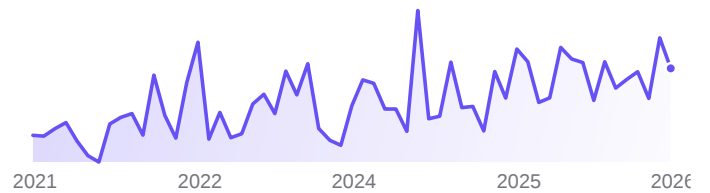


Financing (share of purchase price) Loan (LTV) 97% · Down payment 5.0%



Typical hold before selling

6.0 yrs



Preforeclosure filings

Filings 14 · Auction stage 14



HOUSING STOCK

Homes	24,098
Median value (AVM)	\$485K
Median size	1,781 ft²
Median bedrooms	3
Median year built	2004
Single family	89%
Condos	4.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	32%
Underwater (LTV 125% or more)	1.9%
Owner occupied	86%
Company owned	9.3%
Median loan-to-value	71%

Typical ownership tenure

6.8 yrs

COMMUNITY

Population	65,696
Density	1,825 / mi²
Median household income	\$95K
Average household income	\$122K
Crime index (US avg 100)	68
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	41
Homes occupied	97%
Bachelor's or higher	18%
Poverty rate	9.9%
Unemployment	1.6%
Average temp	51°F
Annual precip	15 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.