

Aurora 80013

ZIP code · CO · Colorado > Arapahoe County > Aurora

BALANCED MARKET

\$479K

MEDIAN SALE PRICE

+0.6%

1-YR CHANGE

987

SALES (12 MO)

\$463K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100

Buyer's market

Balanced

Seller's market

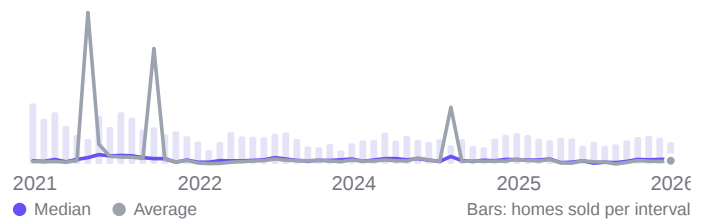
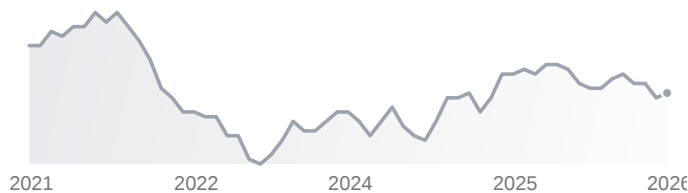
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$480K · Average \$467K

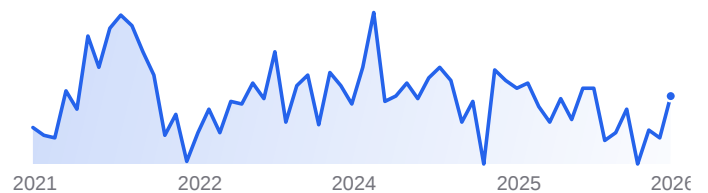
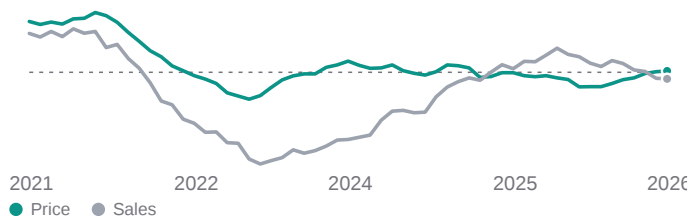


Growth (year over year)

Price +0.6% · Sales -2.8%

Price per square foot

\$271/ft²

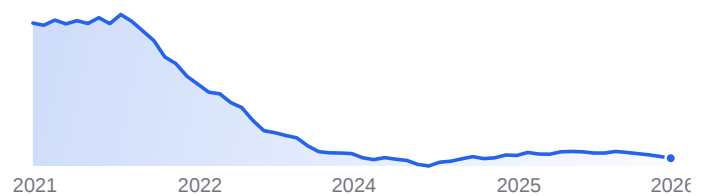
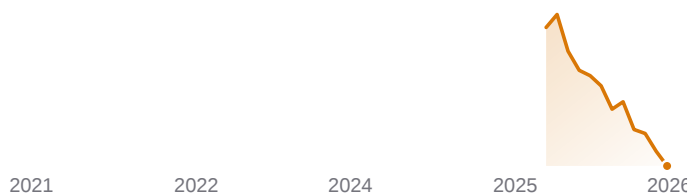


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

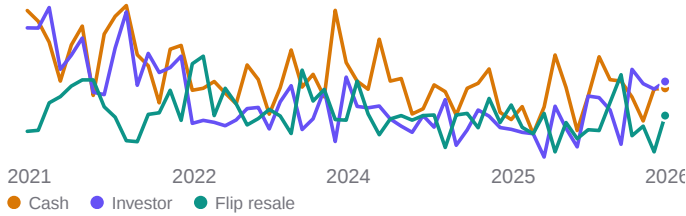
4.1%



BUYERS & OUTCOMES

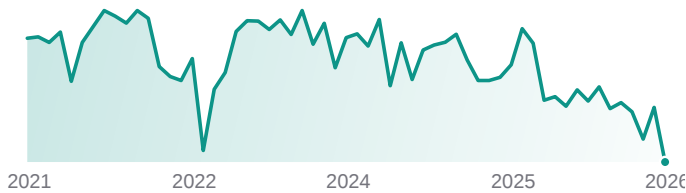
Buyer mix

Cash 14% · Investor 16% · Flip resale 9.1%



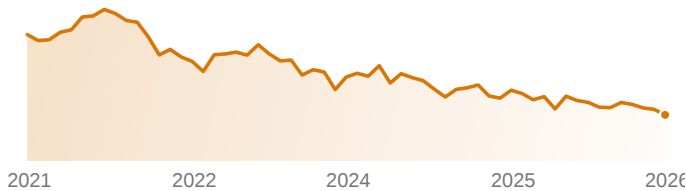
Sellers who sold at a gain

82%

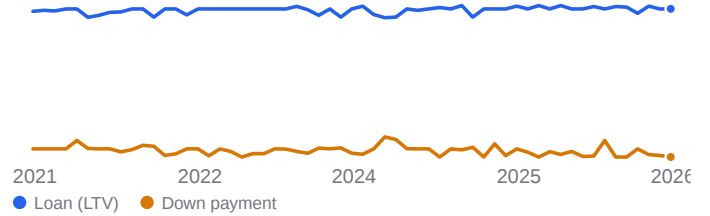


Median annualized return at resale

+3.4%

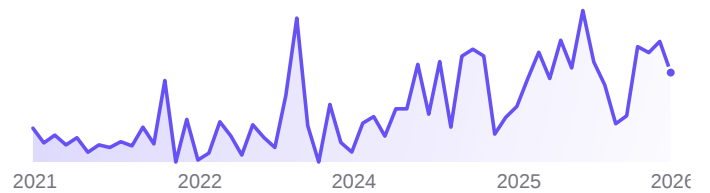


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



Typical hold before selling

8.0 yrs



Preforeclosure filings

Filings 13 · Auction stage 13



HOUSING STOCK

Homes	23,897
Median value (AVM)	\$463K
Median size	1,755 ft²
Median bedrooms	3
Median year built	1983
Single family	84%
Condos	7.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	1.9%
Owner occupied	79%
Company owned	13%
Median loan-to-value	58%

Typical ownership tenure

11.1 yrs

COMMUNITY

Population	73,735
Density	6,220 / mi²
Median household income	\$92K
Average household income	\$115K
Crime index (US avg 100)	55
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	37
Homes occupied	97%
Bachelor's or higher	23%
Poverty rate	10.3%
Unemployment	1.4%
Average temp	50°F
Annual precip	19 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.