

Aurora 80018

ZIP code · CO · Colorado · Arapahoe County > Aurora

BALANCED MARKET

\$567K

MEDIAN SALE PRICE

+7.9%

1-YR CHANGE

528

SALES (12 MO)

\$547K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



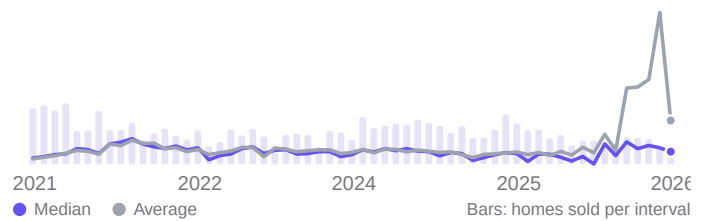
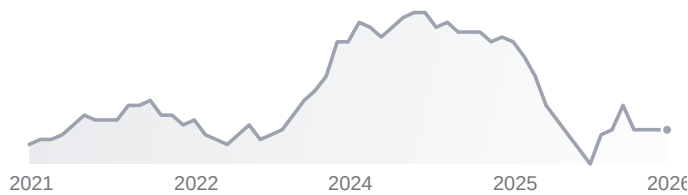
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

45 / 100

Sale prices

Median \$550K · Average \$709K

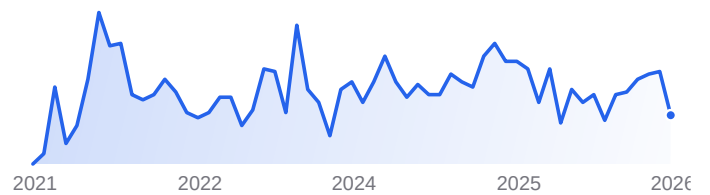
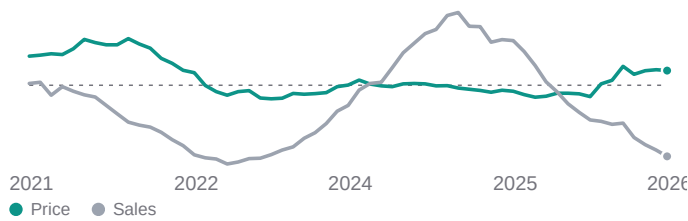


Growth (year over year)

Price +7.9% · Sales -38.2%

Price per square foot

\$260/ft²

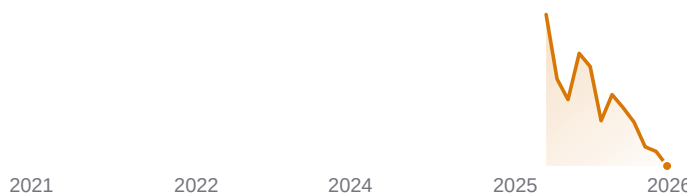


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

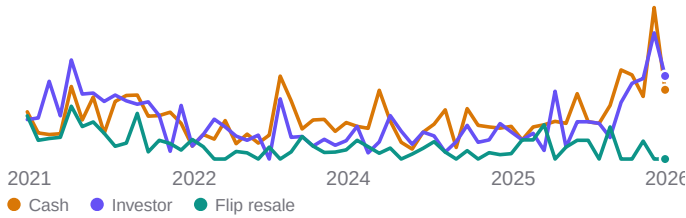
6.1%



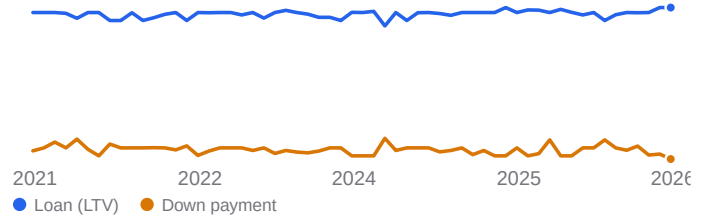
BUYERS & OUTCOMES

Buyer mix

Cash 16% · Investor 19% · Flip resale 0%

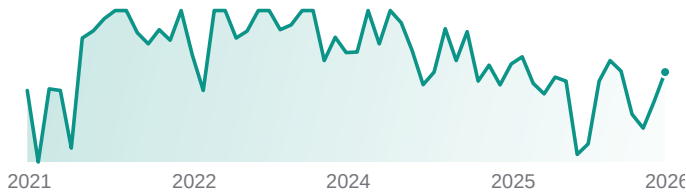


Financing (share of purchase price) Loan (LTV) 98% · Down payment 3.0%



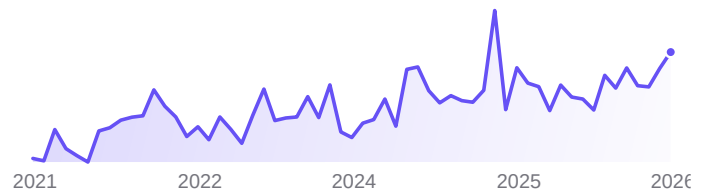
Sellers who sold at a gain

85%



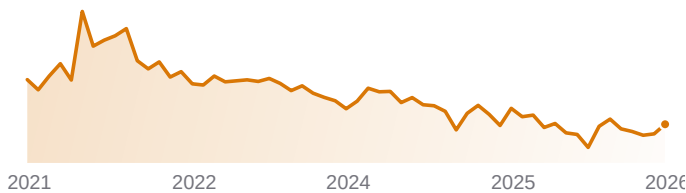
Typical hold before selling

6.3 yrs



Median annualized return at resale

+3.6%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	8,635
Median value (AVM)	\$547K
Median size	2,032 ft²
Median bedrooms	3
Median year built	2017
Single family	82%
Condos	1.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	22%
Underwater (LTV 125% or more)	1.3%
Owner occupied	82%
Company owned	14%
Median loan-to-value	78%

Typical ownership tenure

5.5 yrs

COMMUNITY

Population	16,727
Density	547 / mi²
Median household income	\$124K
Average household income	\$144K
Crime index (US avg 100)	16
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	41
Homes occupied	98%
Bachelor's or higher	27%
Poverty rate	3.9%
Unemployment	1.5%
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.