

Bennett 80102

ZIP code · CO · Colorado > Adams County > Bennett

BALANCED MARKET

\$461K

MEDIAN SALE PRICE

+1.0%

1-YR CHANGE

192

SALES (12 MO)

\$451K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100



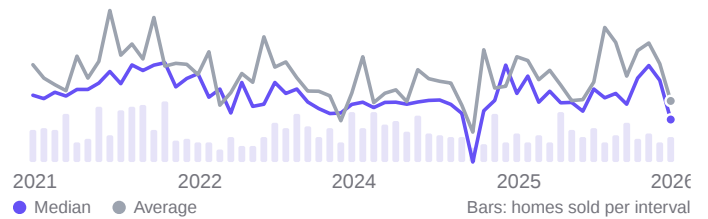
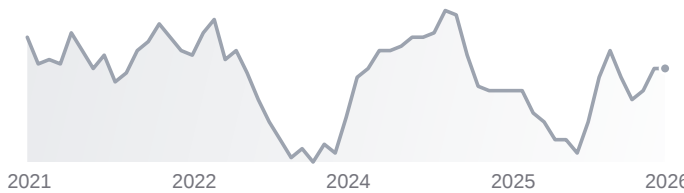
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$390K · Average \$433K

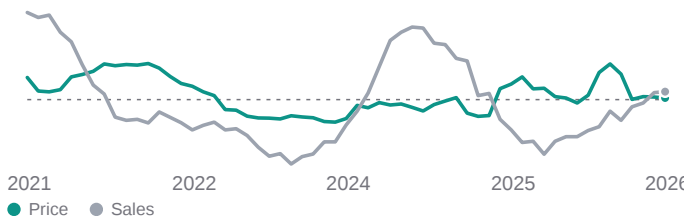


Growth (year over year)

Price +1.0% · Sales +4.9%

Price per square foot

\$265/ft²

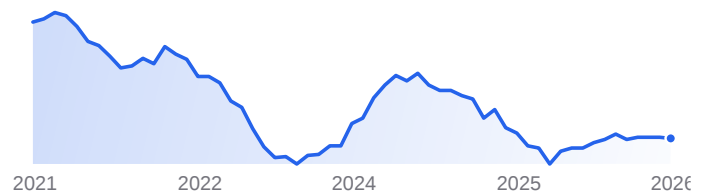


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

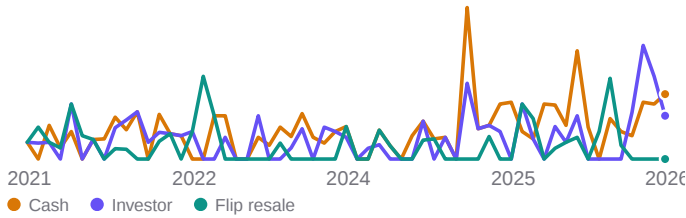
7.3%



BUYERS & OUTCOMES

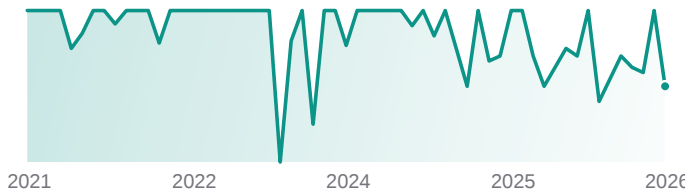
Buyer mix

Cash 21% · Investor 14% · Flip resale 0%



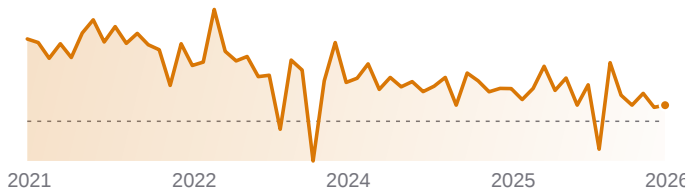
Sellers who sold at a gain

67%

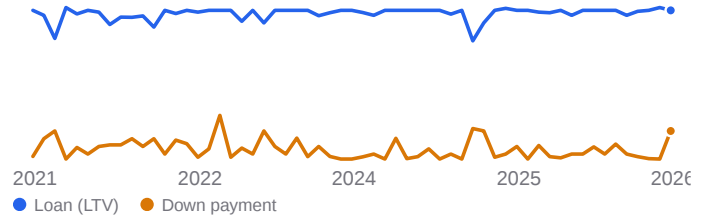


Median annualized return at resale

+2.1%

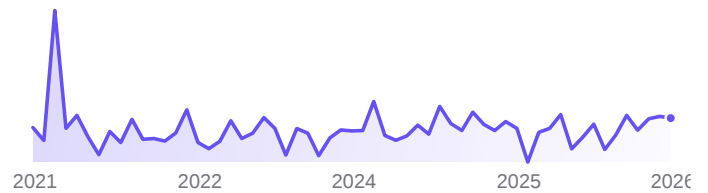


Financing (share of purchase price) Loan (LTV) 98% · Down payment 20%



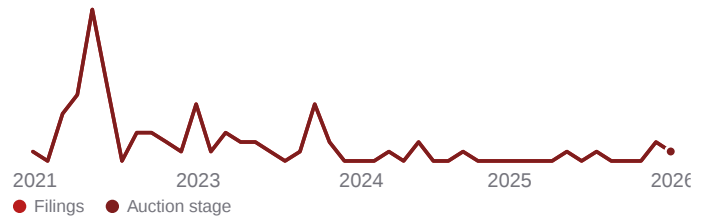
Typical hold before selling

5.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	2,645
Median value (AVM)	\$451K
Median size	1,664 ft²
Median bedrooms	3
Median year built	2001
Single family	82%
Condos	0.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	33%
Underwater (LTV 125% or more)	2.0%
Owner occupied	86%
Company owned	10%
Median loan-to-value	76%

Typical ownership tenure

6.0 yrs

COMMUNITY

Population	7,961
Density	29 / mi²
Median household income	\$104K
Average household income	\$126K
Crime index (US avg 100)	94
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	31
Homes occupied	96%
Bachelor's or higher	21%
Poverty rate	5.6%
Unemployment	1.5%
Average temp	49°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.