

Denver 80239

ZIP code · CO · Colorado > Denver County > Denver

BUYER'S MARKET

\$422K

MEDIAN SALE PRICE

-2.2%

1-YR CHANGE

284

SALES (12 MO)

\$423K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



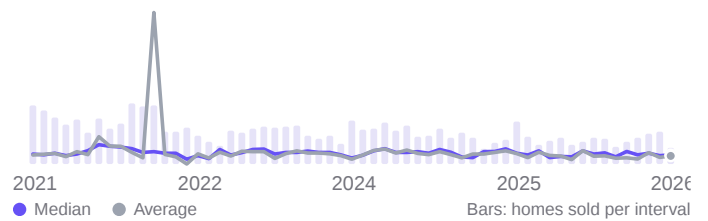
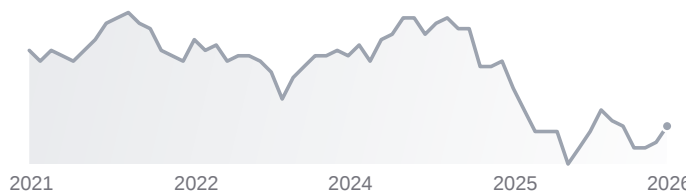
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

36 / 100

Sale prices

Median \$420K · Average \$413K

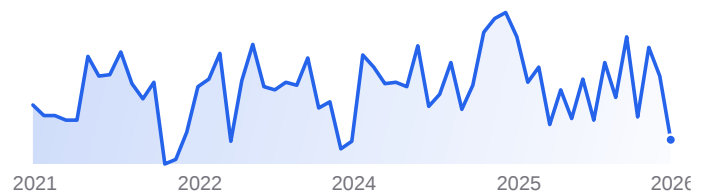
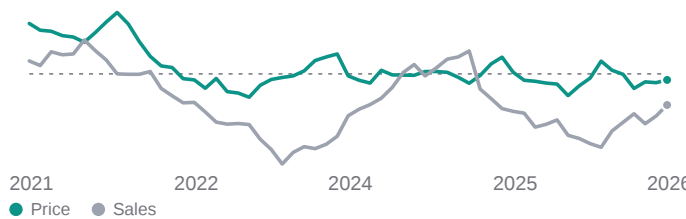


Growth (year over year)

Price -2.2% · Sales -11.5%

Price per square foot

\$247/ft²

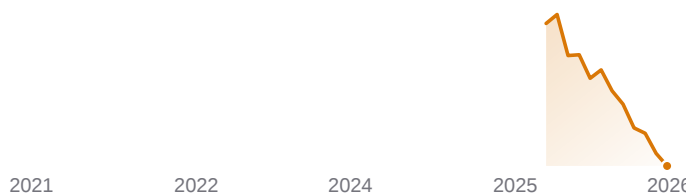


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

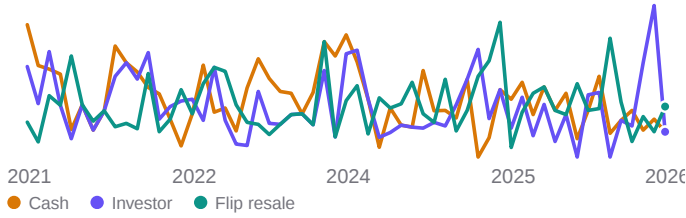
2.9%



BUYERS & OUTCOMES

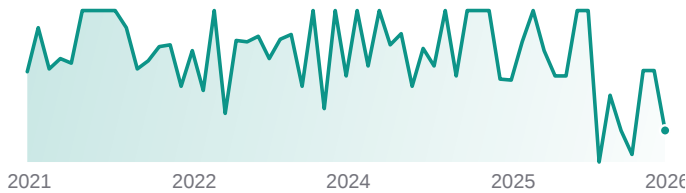
Buyer mix

Cash 6.3% · Investor 6.3% · Flip resale 13%



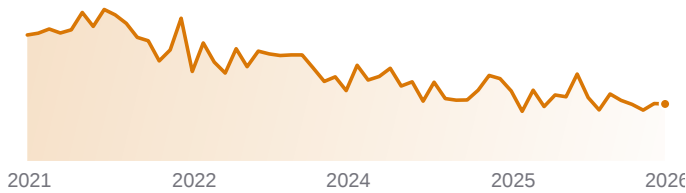
Sellers who sold at a gain

83%

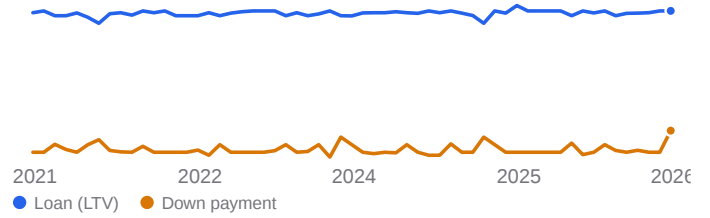


Median annualized return at resale

+4.7%

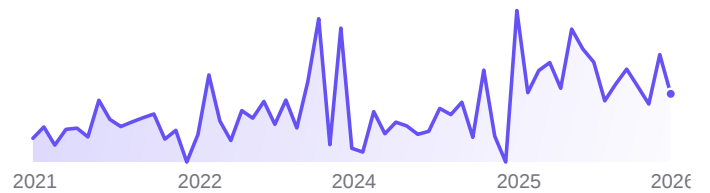


Financing (share of purchase price) Loan (LTV) 98% · Down payment 19%



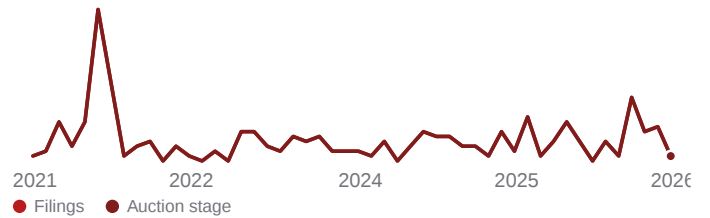
Typical hold before selling

7.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	9,670
Median value (AVM)	\$423K
Median size	1,500 ft²
Median bedrooms	3
Median year built	1983
Single family	87%
Condos	2.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	2.2%
Owner occupied	79%
Company owned	11%
Median loan-to-value	54%

Typical ownership tenure

13.6 yrs

COMMUNITY

Population	49,567
Density	2,738 / mi²
Median household income	\$83K
Average household income	\$100K
Crime index (US avg 100)	38
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	39
Homes occupied	96%
Bachelor's or higher	15%
Poverty rate	10.3%
Unemployment	1.6%
Average temp	51°F
Annual precip	16 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.