

Denver 80246

ZIP code · CO · Colorado > Arapahoe County > Denver

STRONG SELLER'S MARKET

\$746K

MEDIAN SALE PRICE

+111.0%

1-YR CHANGE

99

SALES (12 MO)

\$599K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 82 / 100

Buyer's market

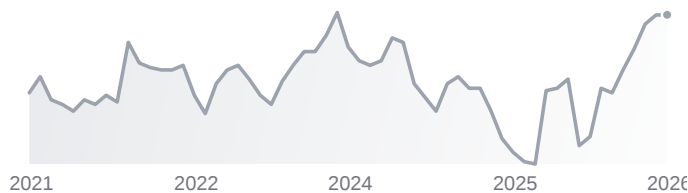
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

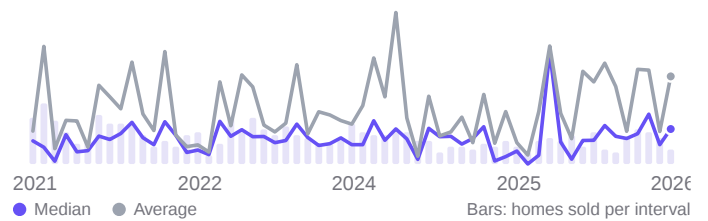
Market temperature (0-100)

82 / 100



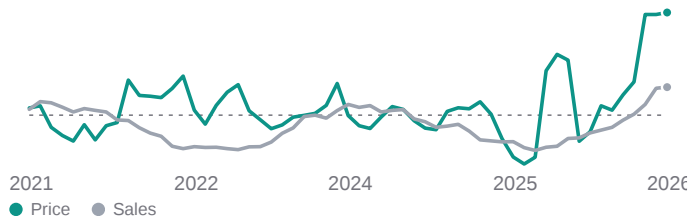
Sale prices

Median \$750K · Average \$1.5M



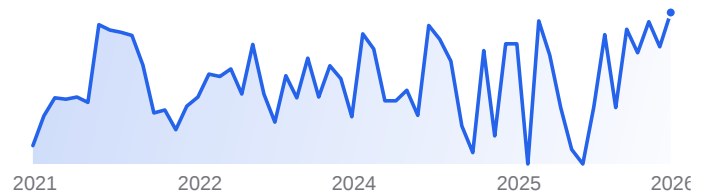
Growth (year over year)

Price +111.0% · Sales +30.3%



Price per square foot

\$456/ft²



Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

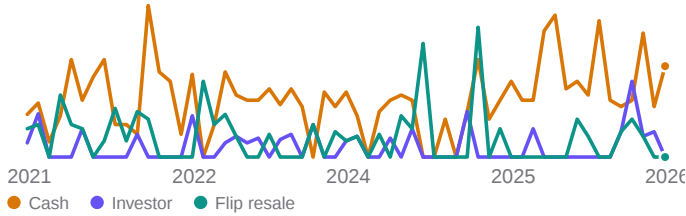
4.4%



BUYERS & OUTCOMES

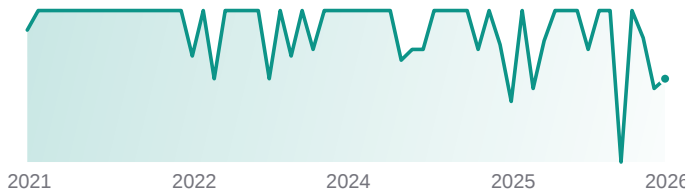
Buyer mix

Cash 40% · Investor 0% · Flip resale 0%



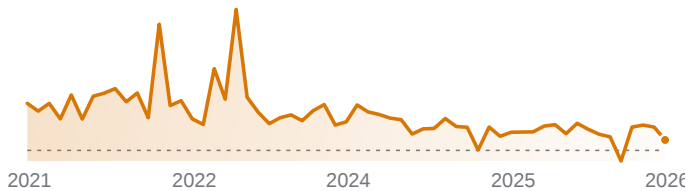
Sellers who sold at a gain

75%

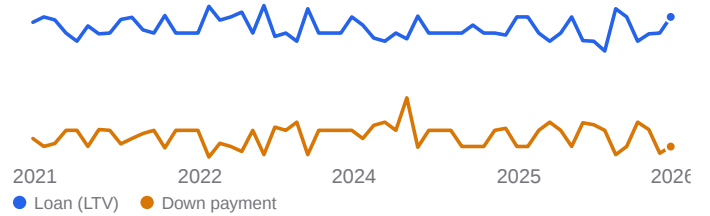


Median annualized return at resale

+2.0%

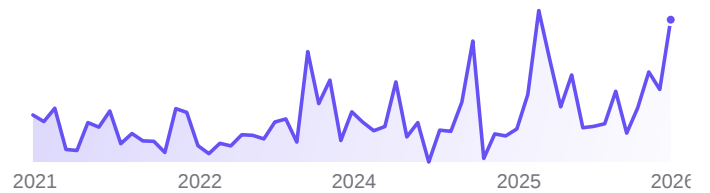


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



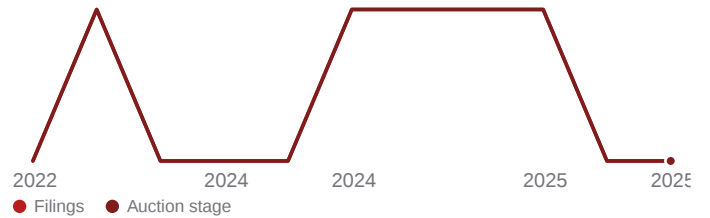
Typical hold before selling

17.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,229
Median value (AVM)	\$599K
Median size	1,736 ft²
Median bedrooms	3
Median year built	1966
Single family	62%
Condos	28%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	2.2%
Owner occupied	65%
Company owned	22%
Median loan-to-value	48%

Typical ownership tenure

11.9 yrs

COMMUNITY

Population	14,031
Density	7,975 / mi²
Median household income	\$77K
Average household income	\$91K
Crime index (US avg 100)	136
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	42
Homes occupied	92%
Bachelor's or higher	40%
Poverty rate	11.2%
Unemployment	1.8%
Average temp	51°F
Annual precip	18 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.