

Golden 80403

ZIP code · CO · Colorado > Jefferson County > Golden

BALANCED MARKET

\$892K

MEDIAN SALE PRICE

-8.5%

1-YR CHANGE

352

SALES (12 MO)

\$888K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



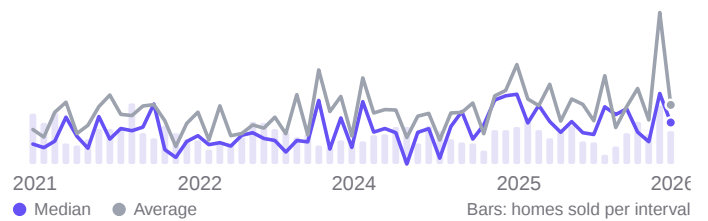
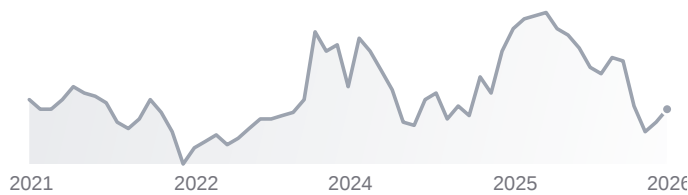
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$868K · Average \$993K

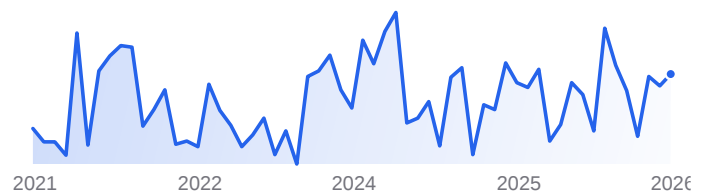
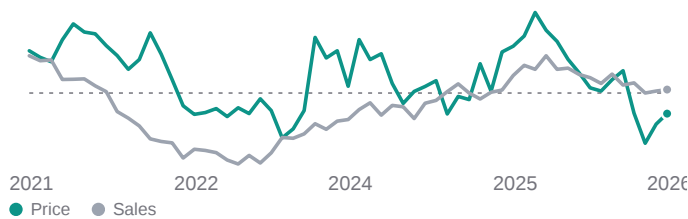


Growth (year over year)

Price -8.5% · Sales +1.4%

Price per square foot

\$481/ft²

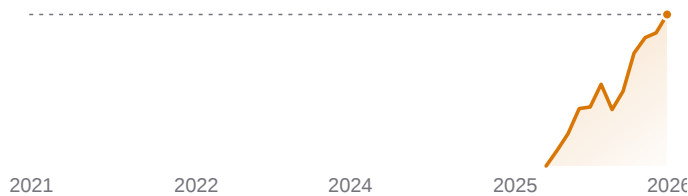


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

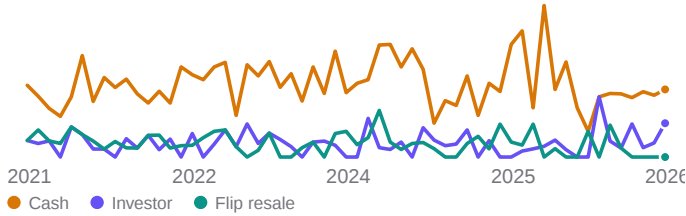
4.1%



BUYERS & OUTCOMES

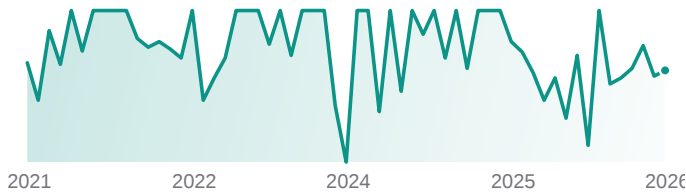
Buyer mix

Cash 25% · Investor 13% · Flip resale 0%



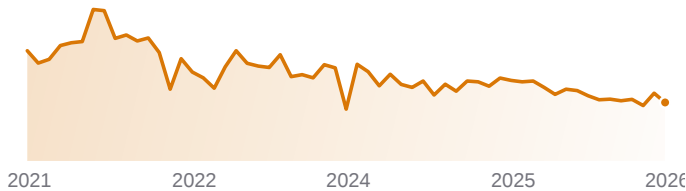
Sellers who sold at a gain

93%

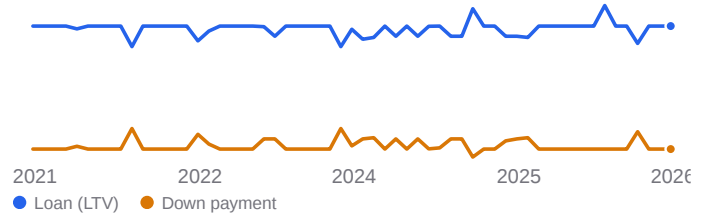


Median annualized return at resale

+4.9%

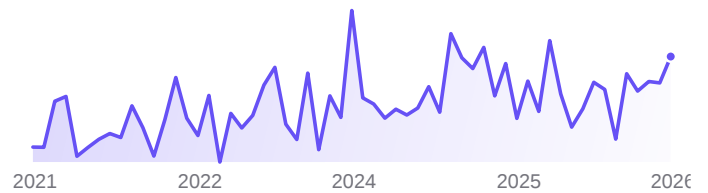


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

11.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	8,647
Median value (AVM)	\$888K
Median size	1,944 ft²
Median bedrooms	3
Median year built	1995
Single family	89%
Condos	2.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.6%
Owner occupied	83%
Company owned	18%
Median loan-to-value	38%

Typical ownership tenure

10.6 yrs

COMMUNITY

Population	20,581
Density	157 / mi²
Median household income	\$140K
Average household income	\$180K
Crime index (US avg 100)	75
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	48
Homes occupied	93%
Bachelor's or higher	35%
Poverty rate	4.0%
Unemployment	1.4%
Average temp	45°F
Annual precip	22 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.