

Morrison 80465

ZIP code · CO · Colorado > Jefferson County > Morrison

SELLER'S MARKET

\$875K

MEDIAN SALE PRICE

+22.7%

1-YR CHANGE

325

SALES (12 MO)

\$689K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 75 / 100

Buyer's market

Balanced

Seller's market

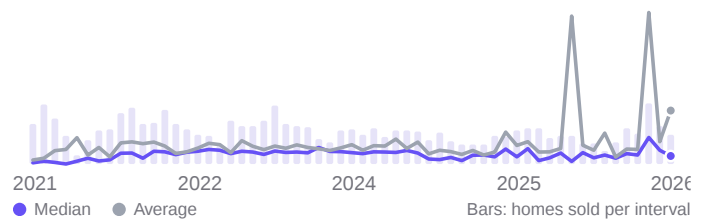
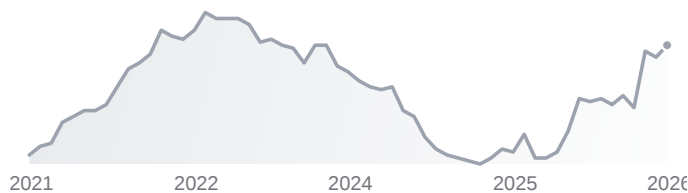
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

75 / 100

Sale prices

Median \$699K · Average \$1.7M

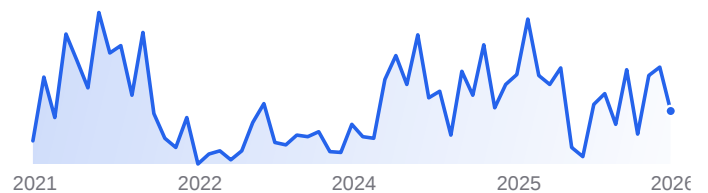
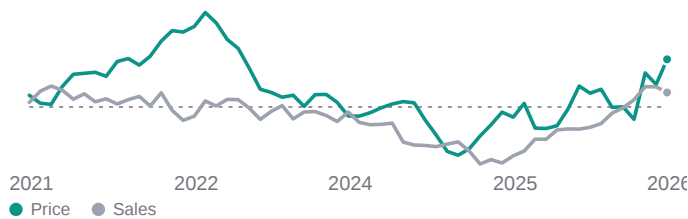


Growth (year over year)

Price +22.7% · Sales +6.9%

Price per square foot

\$388/ft²

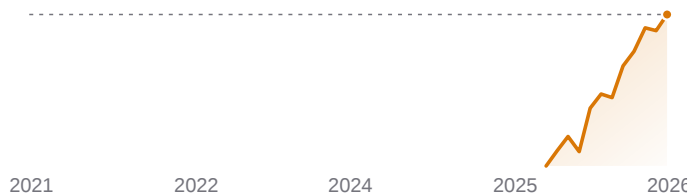


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

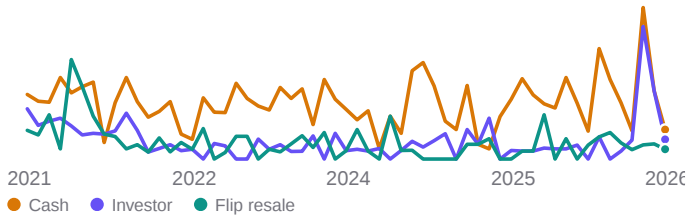
4.9%



BUYERS & OUTCOMES

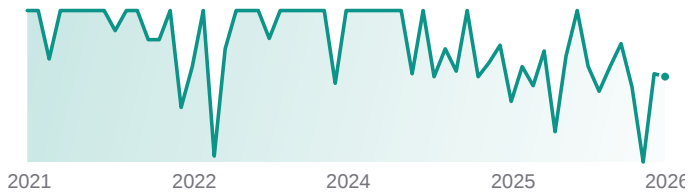
Buyer mix

Cash 11% · Investor 7.4% · Flip resale 3.7%



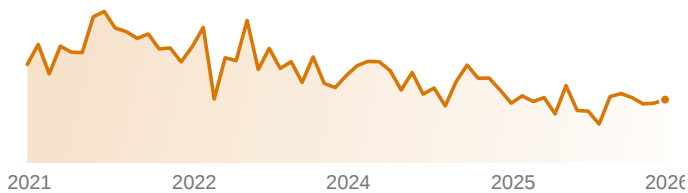
Sellers who sold at a gain

91%

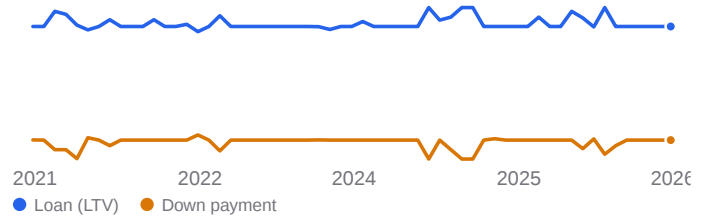


Median annualized return at resale

+5.2%

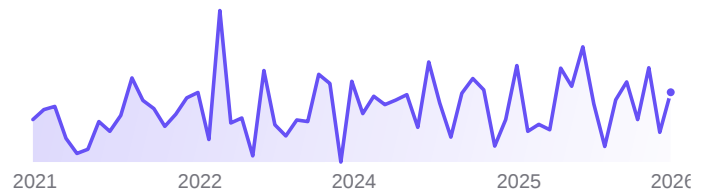


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

7.2 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	6,677
Median value (AVM)	\$689K
Median size	1,812 ft²
Median bedrooms	3
Median year built	1979
Single family	94%
Condos	1.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.6%
Owner occupied	88%
Company owned	14%
Median loan-to-value	41%

Typical ownership tenure

9.6 yrs

COMMUNITY

Population	20,107
Density	461 / mi²
Median household income	\$141K
Average household income	\$165K
Crime index (US avg 100)	55
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	47
Homes occupied	96%
Bachelor's or higher	37%
Poverty rate	4.7%
Unemployment	1.4%
Average temp	45°F
Annual precip	21 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.