

Eaton 80615

ZIP code · CO · Colorado > Weld County > Eaton

BALANCED MARKET

\$477K

MEDIAN SALE PRICE

-9.1%

1-YR CHANGE

148

SALES (12 MO)

\$517K

MEDIAN VALUE (AVM)

Market temperature

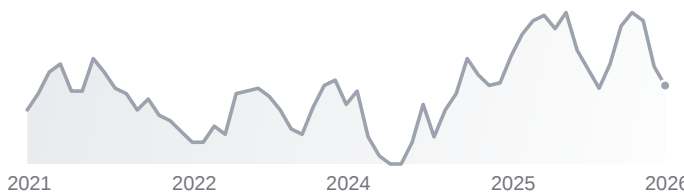
Balanced market · 58 / 100



MARKET TRENDS (5 YEARS)

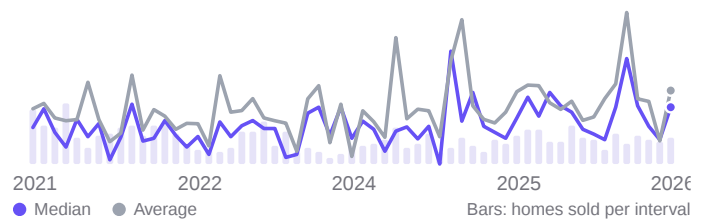
Market temperature (0–100)

58 / 100



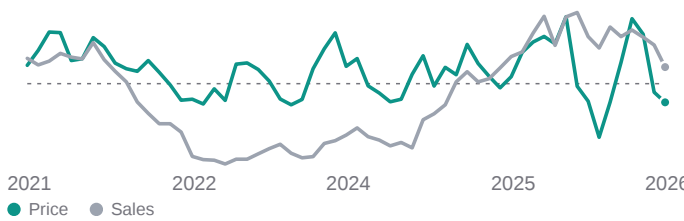
Sale prices

Median \$535K · Average \$592K



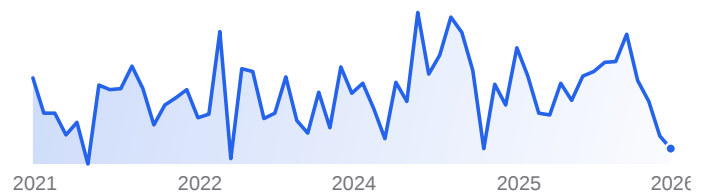
Growth (year over year)

Price -9.1% · Sales +8.0%



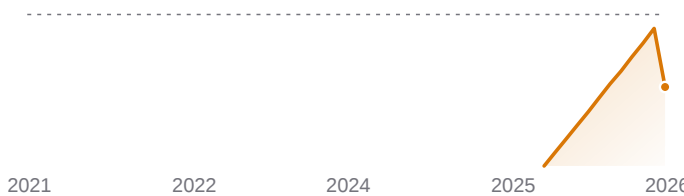
Price per square foot

\$233/ft²



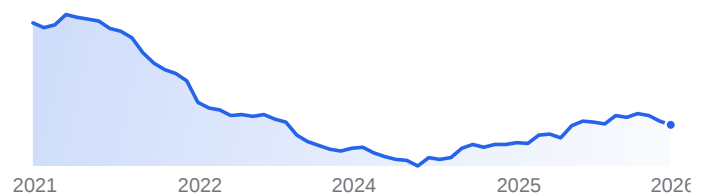
Sale premium vs estimated value

-0.9%



Annual turnover (share of homes sold)

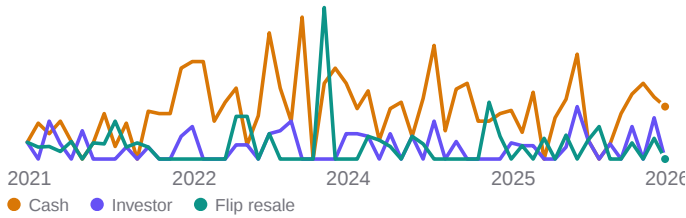
4.6%



BUYERS & OUTCOMES

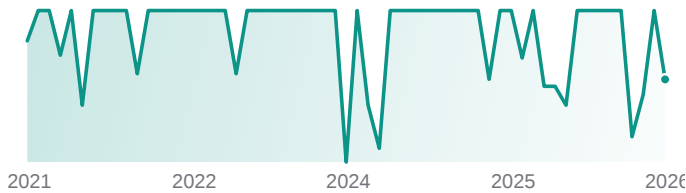
Buyer mix

Cash 23% · Investor 0% · Flip resale 0%



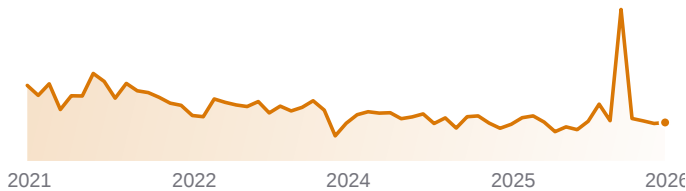
Sellers who sold at a gain

91%

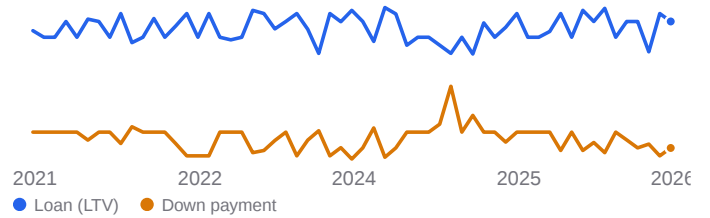


Median annualized return at resale

+5.4%

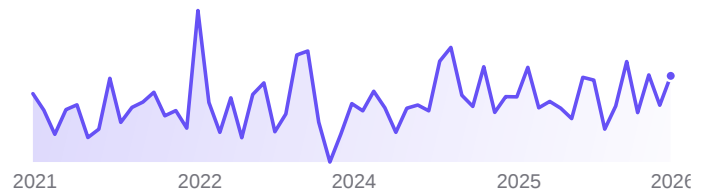


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



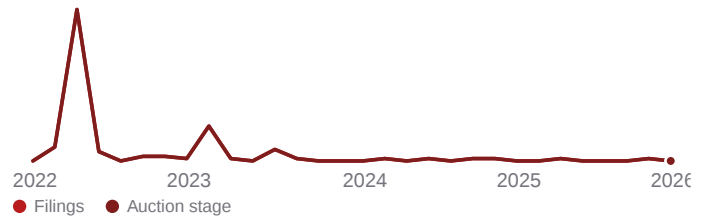
Typical hold before selling

7.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,218
Median value (AVM)	\$517K
Median size	1,664 ft²
Median bedrooms	3
Median year built	2001
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.4%
Owner occupied	86%
Company owned	12%
Median loan-to-value	45%
Typical ownership tenure	8.5 yrs

COMMUNITY

Population	10,688
Density	91 / mi²
Median household income	\$109K
Average household income	\$133K
Crime index (US avg 100)	48
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	39
Homes occupied	97%
Bachelor's or higher	28%
Poverty rate	7.0%
Unemployment	1.7%
Average temp	49°F
Annual precip	14 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.