

Henderson 80640

ZIP code · CO · Colorado > Adams County

BALANCED MARKET

\$483K

MEDIAN SALE PRICE

+0.3%

1-YR CHANGE

151

SALES (12 MO)

\$505K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



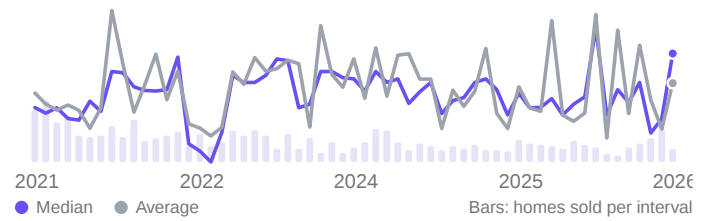
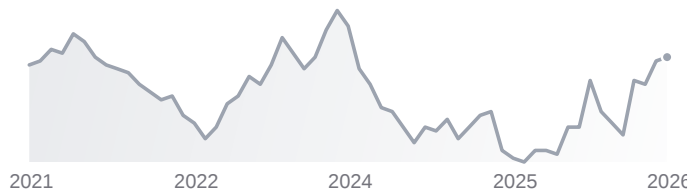
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$550K · Average \$509K

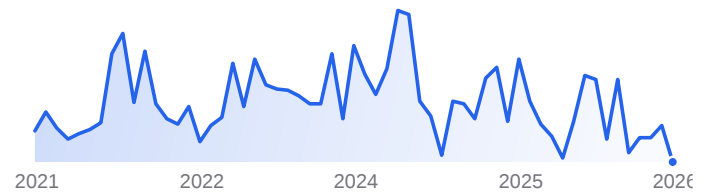
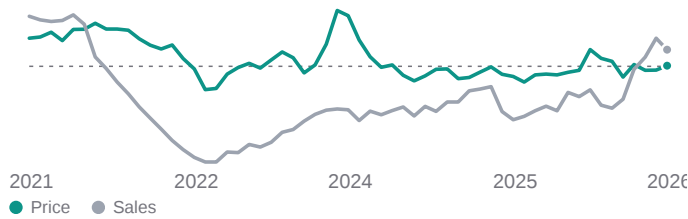


Growth (year over year)

Price +0.3% · Sales +7.9%

Price per square foot

\$221/ft²

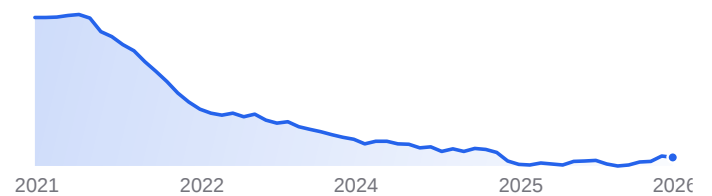
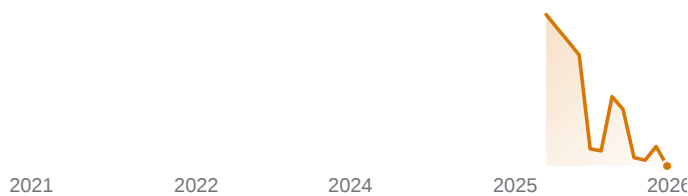


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

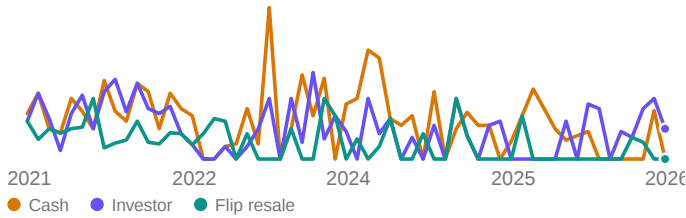
3.6%



BUYERS & OUTCOMES

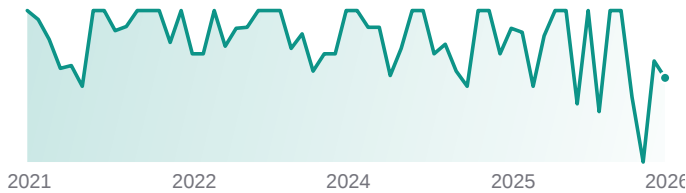
Buyer mix

Cash 0% · Investor 10% · Flip resale 0%



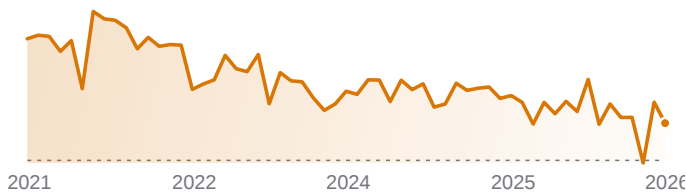
Sellers who sold at a gain

78%

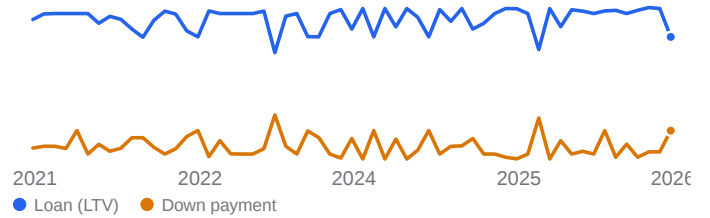


Median annualized return at resale

+2.9%

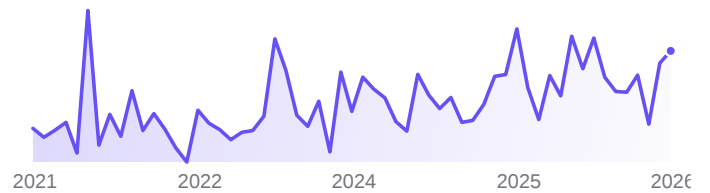


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

9.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,174
Median value (AVM)	\$505K
Median size	1,758 ft²
Median bedrooms	3
Median year built	2002
Single family	79%
Condos	8.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	33%
Underwater (LTV 125% or more)	2.0%
Owner occupied	90%
Company owned	7.3%
Median loan-to-value	67%

Typical ownership tenure

8.2 yrs

COMMUNITY

Population	14,556
Density	802 / mi²
Median household income	\$94K
Average household income	\$136K
Crime index (US avg 100)	61
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	46
Homes occupied	97%
Bachelor's or higher	20%
Poverty rate	6.3%
Unemployment	1.8%
Average temp	51°F
Annual precip	15 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.