

Pierce 80650

ZIP code · CO · Colorado > Weld County > Pierce

STRONG BUYER'S MARKET

\$379K

MEDIAN SALE PRICE

-12.2%

1-YR CHANGE

19

SALES (12 MO)

\$478K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 18 / 100



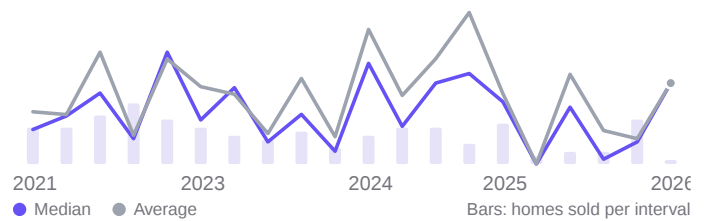
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

18 / 100

Sale prices

Median \$500K · Average \$500K

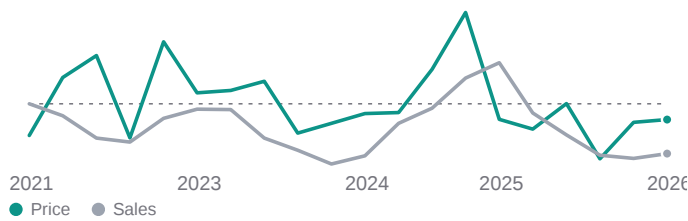


Growth (year over year)

Price -12.2% · Sales -38.7%

Price per square foot

\$289/ft²

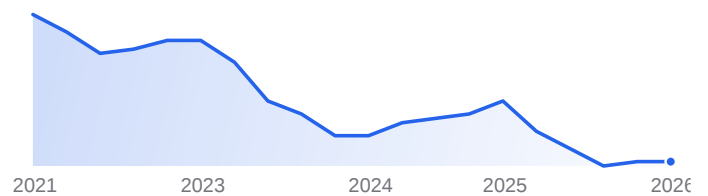
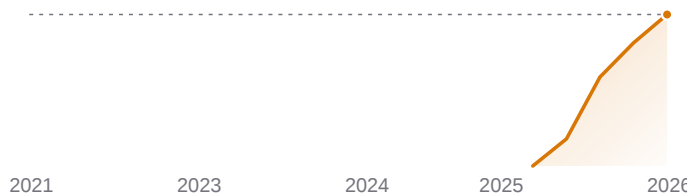


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

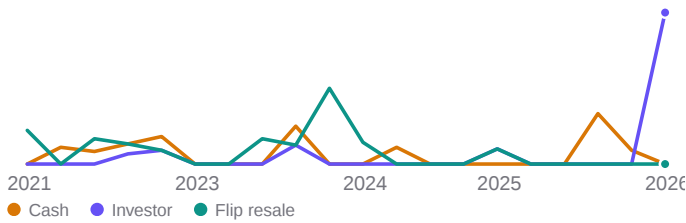
2.7%



BUYERS & OUTCOMES

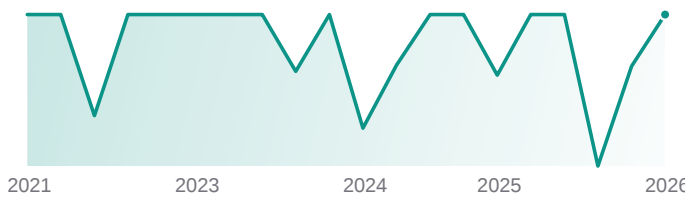
Buyer mix

Cash 0% · Investor 100% · Flip resale 0%



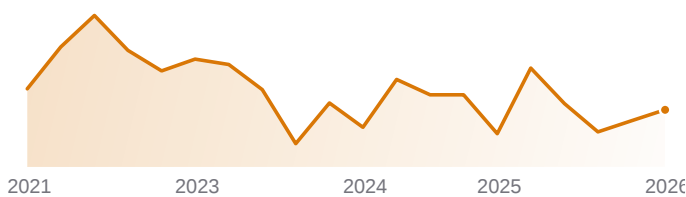
Sellers who sold at a gain

100%

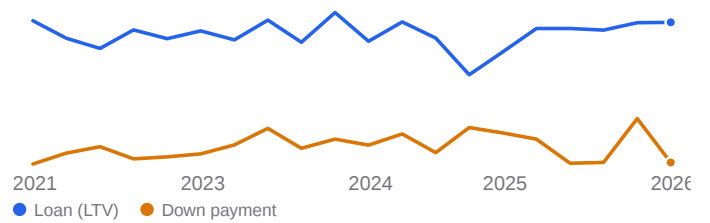


Median annualized return at resale

+5.3%

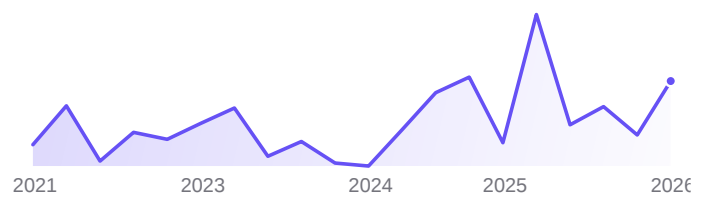


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



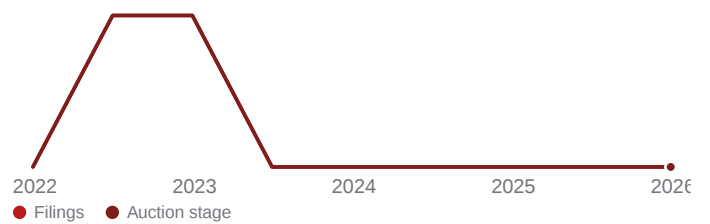
Typical hold before selling

9.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	697
Median value (AVM)	\$478K
Median size	1,568 ft²
Median bedrooms	3
Median year built	1995
Single family	68%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	2.4%
Owner occupied	62%
Company owned	19%
Median loan-to-value	50%
Typical ownership tenure	9.5 yrs

COMMUNITY

Population	1,895
Density	35 / mi²
Median household income	\$80K
Average household income	\$102K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	36
Homes occupied	94%
Bachelor's or higher	15%
Poverty rate	6.8%
Unemployment	1.6%
Average temp	48°F
Annual precip	14 in
Sunshine	69%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.