

Cascade 80809

ZIP code · CO · Colorado > El Paso County

SELLER'S MARKET

\$562K

MEDIAN SALE PRICE

+14.5%

1-YR CHANGE

34

SALES (12 MO)

\$558K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 73 / 100

Buyer's market

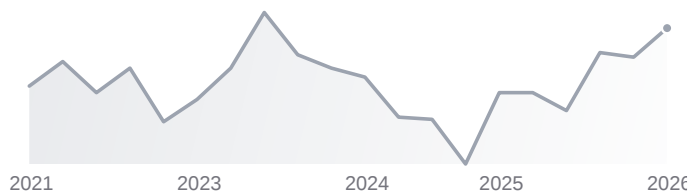
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

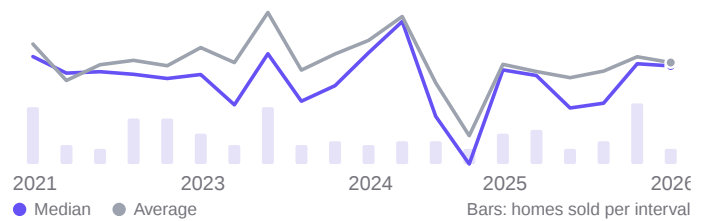
Market temperature (0–100)

73 / 100



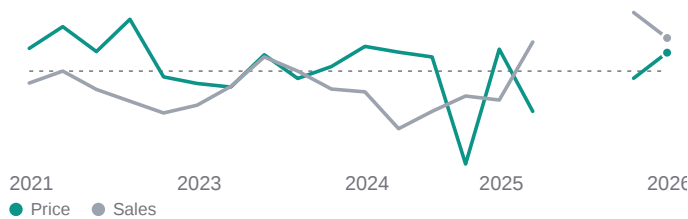
Sale prices

Median \$515K · Average \$526K



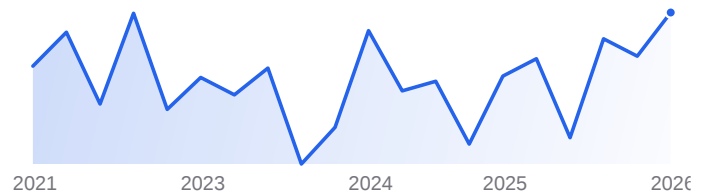
Growth (year over year)

Price +14.5% · Sales +25.9%



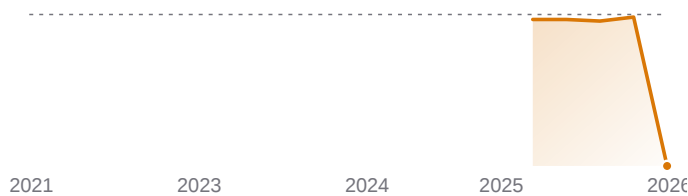
Price per square foot

\$374/ft²



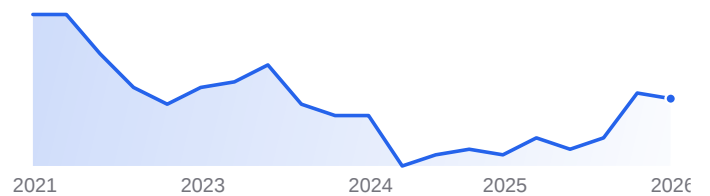
Sale premium vs estimated value

-5.2%



Annual turnover (share of homes sold)

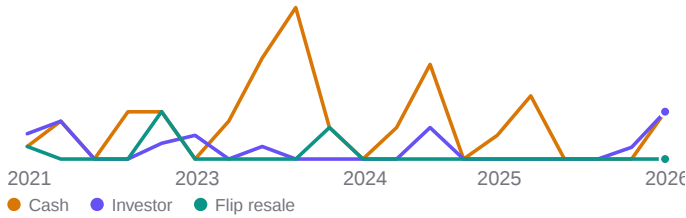
4.1%



BUYERS & OUTCOMES

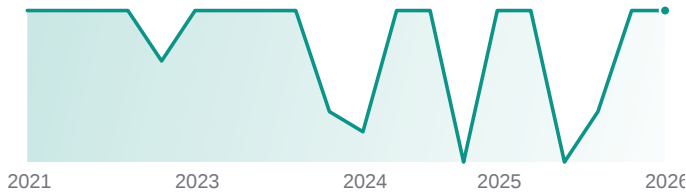
Buyer mix

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



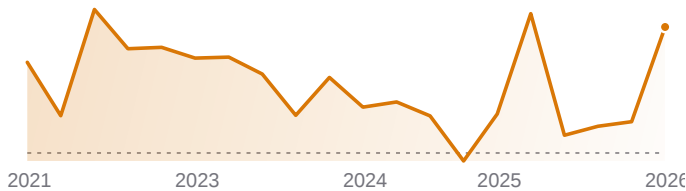
Sellers who sold at a gain

100%

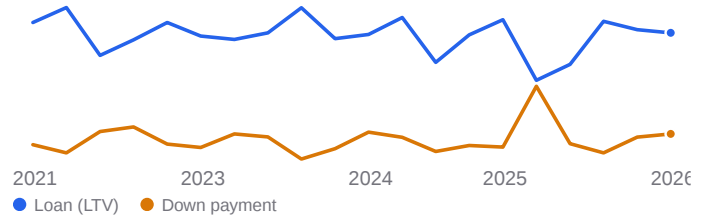


Median annualized return at resale

+13.1%

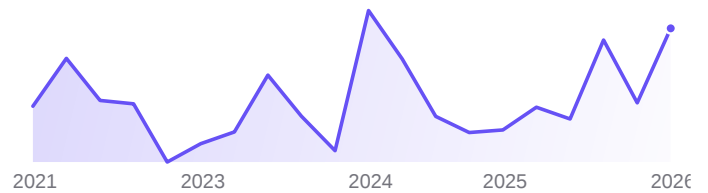


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



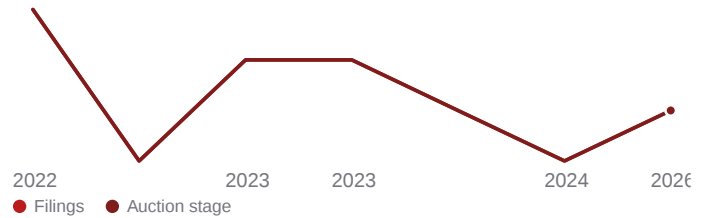
Typical hold before selling

9.5 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	834
Median value (AVM)	\$558K
Median size	1,926 ft²
Median bedrooms	3
Median year built	1955
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.4%
Owner occupied	54%
Company owned	21%
Median loan-to-value	39%
Typical ownership tenure	15.6 yrs

COMMUNITY

Population	2,810
Density	37 / mi²
Median household income	\$115K
Average household income	\$137K
Crime index (US avg 100)	164
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	44
Homes occupied	80%
Bachelor's or higher	29%
Poverty rate	2.9%
Unemployment	1.5%
Average temp	38°F
Annual precip	24 in
Sunshine	73%

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.