

Florissant 80816

ZIP code · CO · Colorado > Teller County > Florissant

BALANCED MARKET

\$497K

MEDIAN SALE PRICE

+7.3%

1-YR CHANGE

158

SALES (12 MO)

\$471K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



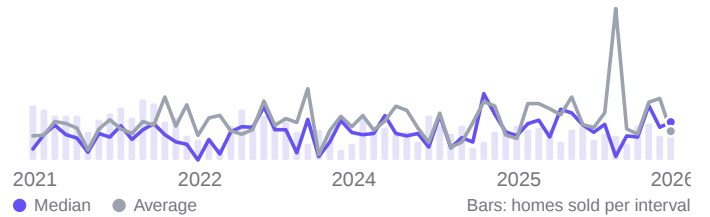
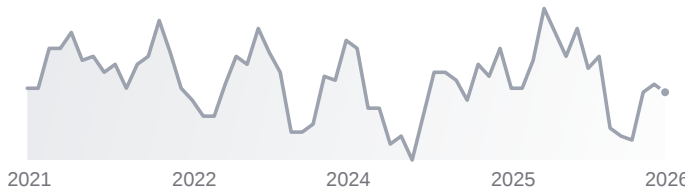
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$482K · Average \$444K

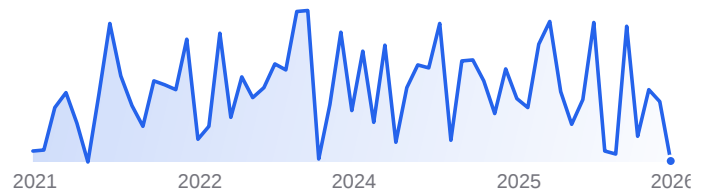
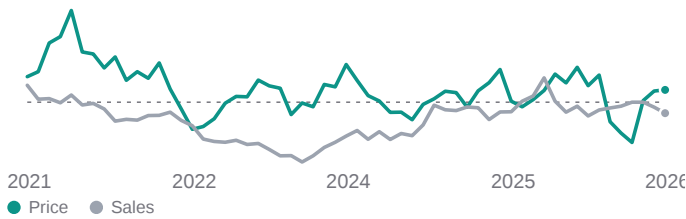


Growth (year over year)

Price +7.3% · Sales -6.5%

Price per square foot

\$260/ft²

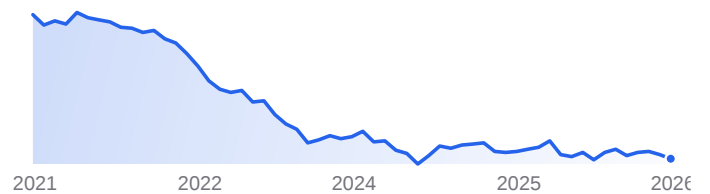


Sale premium vs estimated value

-1.7%

Annual turnover (share of homes sold)

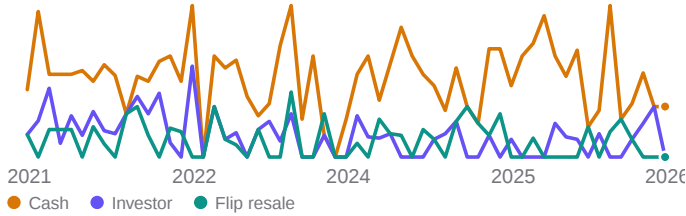
4.3%



BUYERS & OUTCOMES

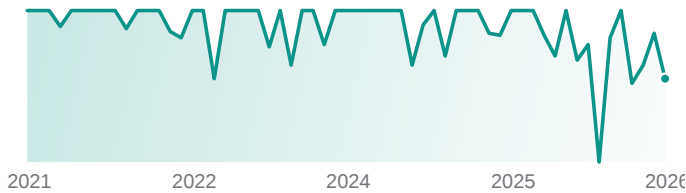
Buyer mix

Cash 17% · Investor 0% · Flip resale 0%



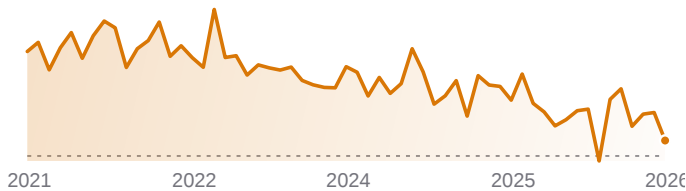
Sellers who sold at a gain

75%

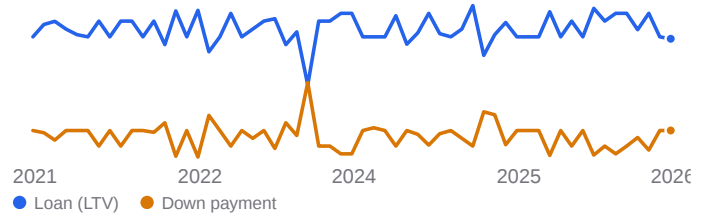


Median annualized return at resale

+1.9%

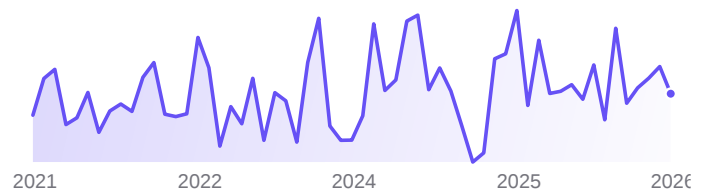


Financing (share of purchase price) Loan (LTV) 79% · Down payment 20%



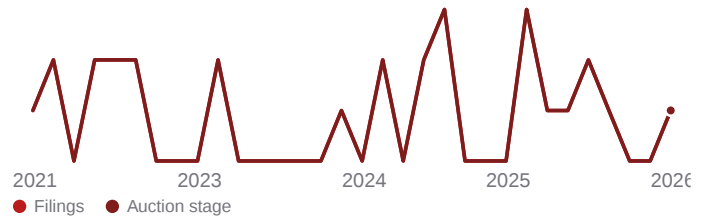
Typical hold before selling

4.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	3,678
Median value (AVM)	\$471K
Median size	1,364 ft²
Median bedrooms	3
Median year built	1996
Single family	74%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.8%
Owner occupied	65%
Company owned	15%
Median loan-to-value	39%
Typical ownership tenure	8.6 yrs

COMMUNITY

Population	6,249
Density	33 / mi²
Median household income	\$73K
Average household income	\$97K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	42
Homes occupied	76%
Bachelor's or higher	24%
Poverty rate	5.3%
Unemployment	1.1%
Average temp	40°F
Annual precip	16 in
Sunshine	72%

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.