

Colorado Springs 80904

ZIP code · CO · Colorado > El Paso County > Colorado Springs

BALANCED MARKET

\$486K

MEDIAN SALE PRICE

-1.9%

1-YR CHANGE

428

SALES (12 MO)

\$472K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100

Buyer's market

Balanced

Seller's market

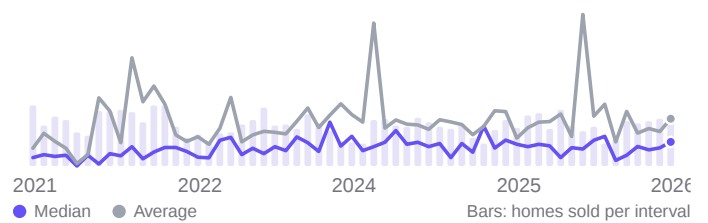
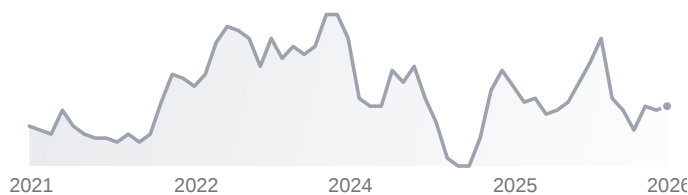
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$515K · Average \$662K

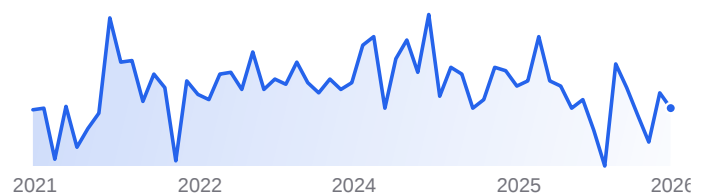
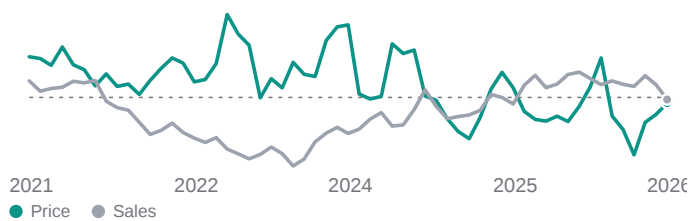


Growth (year over year)

Price -1.9% · Sales -0.7%

Price per square foot

\$268/ft²

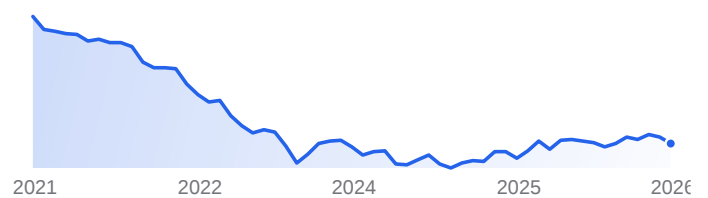
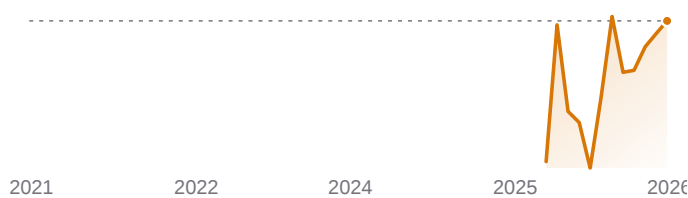


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

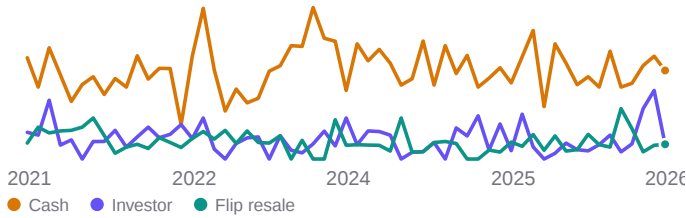
4.9%



BUYERS & OUTCOMES

Buyer mix

Cash 31% · Investor 5.1% · Flip resale 5.1%



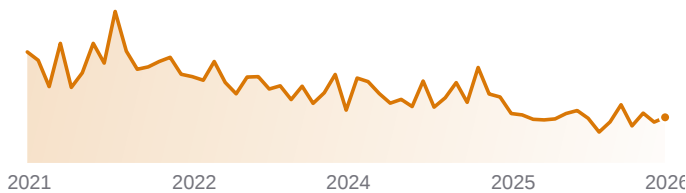
Sellers who sold at a gain

84%

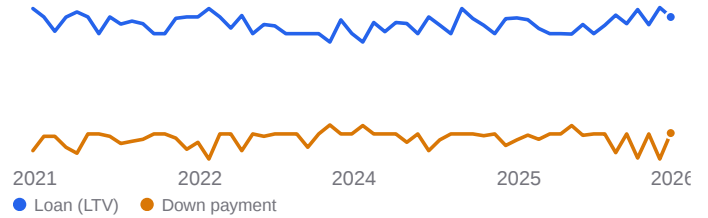


Median annualized return at resale

+4.6%

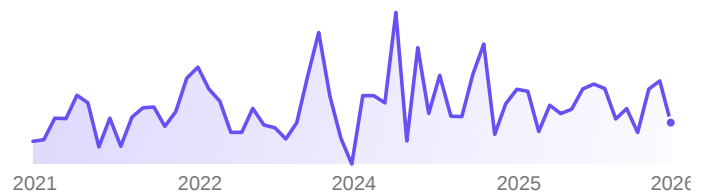


Financing (share of purchase price) Loan (LTV) 90% · Down payment 21%



Typical hold before selling

5.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	8,661
Median value (AVM)	\$472K
Median size	1,710 ft²
Median bedrooms	3
Median year built	1969
Single family	83%
Condos	7.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	2.1%
Owner occupied	64%
Company owned	24%
Median loan-to-value	36%

Typical ownership tenure

12.8 yrs

COMMUNITY

Population	20,094
Density	2,172 / mi²
Median household income	\$69K
Average household income	\$93K
Crime index (US avg 100)	156
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	39
Homes occupied	92%
Bachelor's or higher	27%
Poverty rate	8.5%
Unemployment	1.4%
Average temp	46°F
Annual precip	19 in
Sunshine	73%

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.