

Colorado Springs 80905

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

BALANCED MARKET

\$371K

MEDIAN SALE PRICE

-3.0%

1-YR CHANGE

297

SALES (12 MO)

\$385K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100

Buyer's market

Balanced

Seller's market

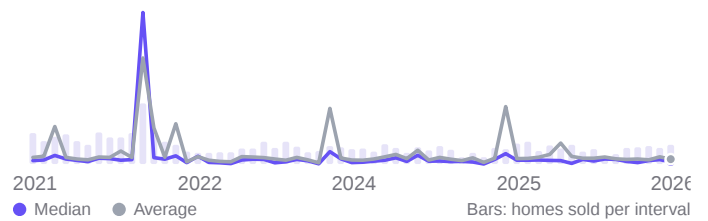
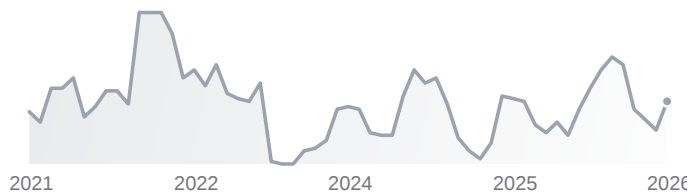
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$344K · Average \$406K

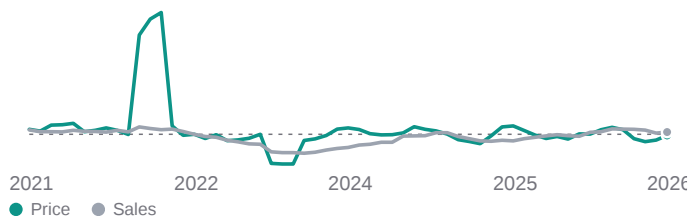


Growth (year over year)

Price -3.0% · Sales +5.7%

Price per square foot

\$269/ft²

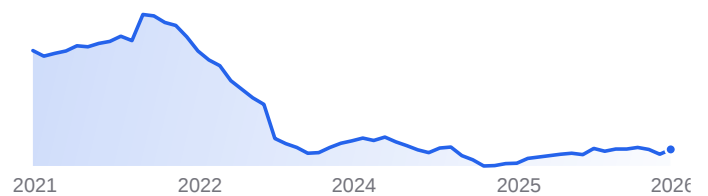
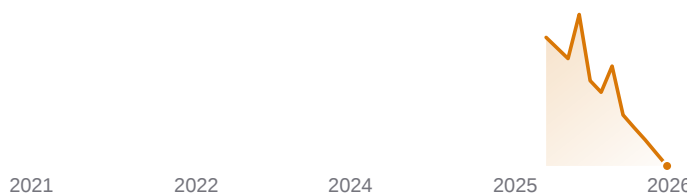


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

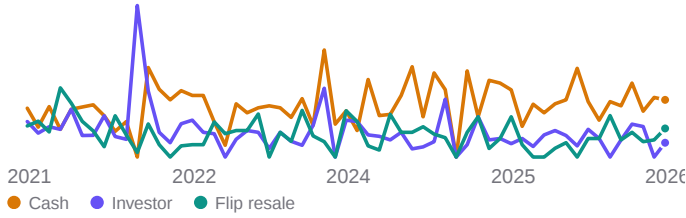
5.0%



BUYERS & OUTCOMES

Buyer mix

Cash 26% · Investor 6.5% · Flip resale 13%



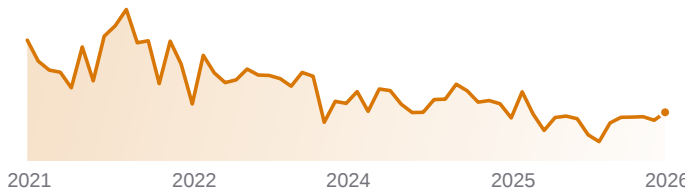
Sellers who sold at a gain

95%

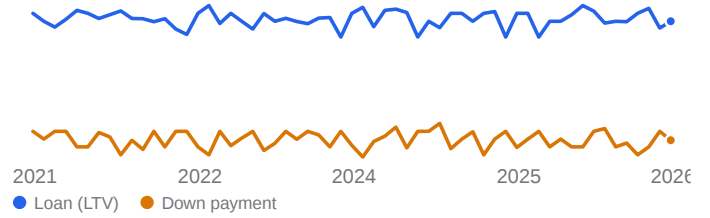


Median annualized return at resale

+4.8%

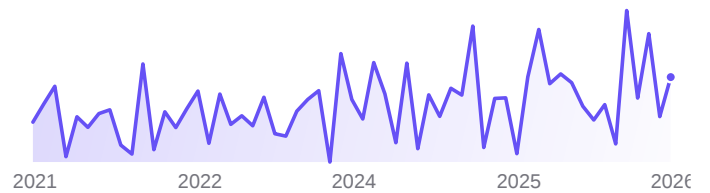


Financing (share of purchase price) Loan (LTV) 90% · Down payment 14%



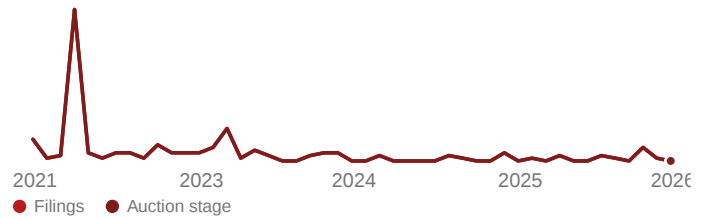
Typical hold before selling

6.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,950
Median value (AVM)	\$385K
Median size	1,392 ft²
Median bedrooms	3
Median year built	1955
Single family	86%
Condos	7.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.6%
Owner occupied	68%
Company owned	19%
Median loan-to-value	39%

Typical ownership tenure

10.9 yrs

COMMUNITY

Population	18,601
Density	3,519 / mi²
Median household income	\$71K
Average household income	\$91K
Crime index (US avg 100)	148
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	42
Homes occupied	92%
Bachelor's or higher	25%
Poverty rate	11.1%
Unemployment	1.4%
Average temp	49°F
Annual precip	17 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.