

Colorado Springs 80909

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

BALANCED MARKET

\$379K

MEDIAN SALE PRICE

+0.8%

1-YR CHANGE

491

SALES (12 MO)

\$370K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



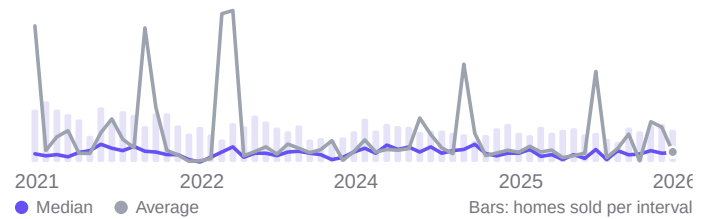
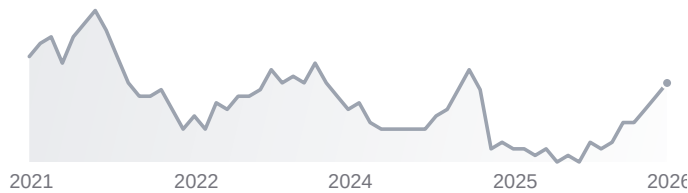
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$377K · Average \$380K

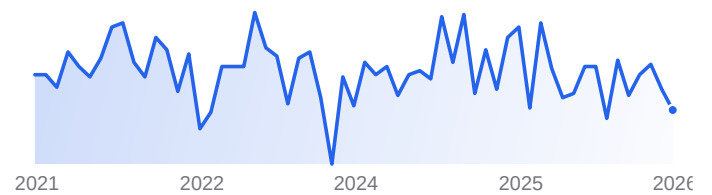
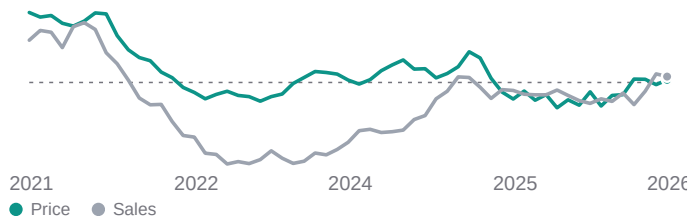


Growth (year over year)

Price +0.8% · Sales +1.9%

Price per square foot

\$202/ft²

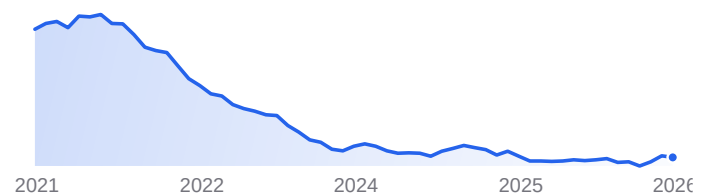
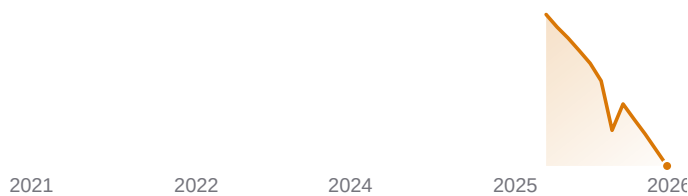


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

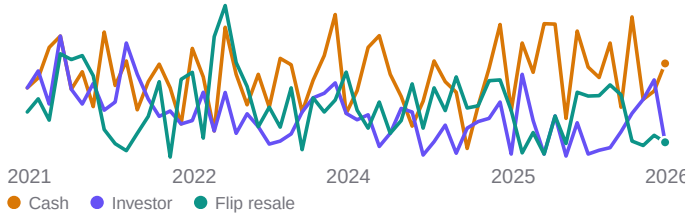
4.7%



BUYERS & OUTCOMES

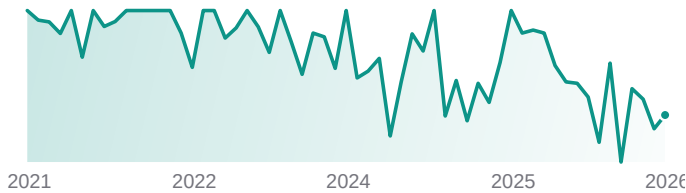
Buyer mix

Cash 19% · Investor 4.7% · Flip resale 4.7%



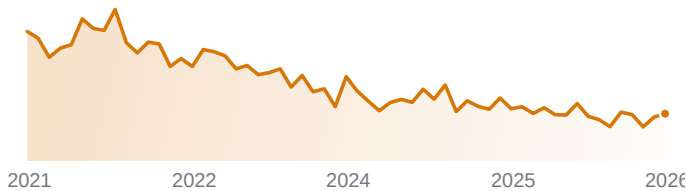
Sellers who sold at a gain

83%

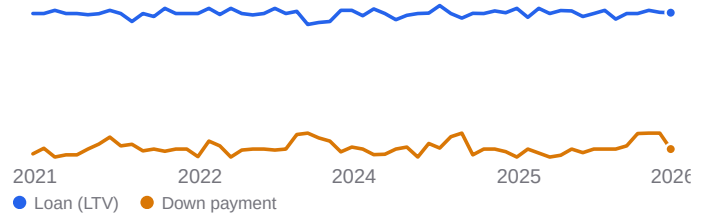


Median annualized return at resale

+4.4%

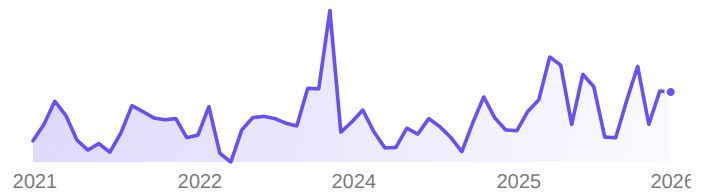


Financing (share of purchase price) Loan (LTV) 96% · Down payment 10%



Typical hold before selling

7.1 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	10,479
Median value (AVM)	\$370K
Median size	1,742 ft²
Median bedrooms	3
Median year built	1959
Single family	93%
Condos	2.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.7%
Owner occupied	74%
Company owned	15%
Median loan-to-value	38%

Typical ownership tenure

12.3 yrs

COMMUNITY

Population	39,633
Density	4,778 / mi²
Median household income	\$60K
Average household income	\$74K
Crime index (US avg 100)	141
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	38
Homes occupied	95%
Bachelor's or higher	21%
Poverty rate	12.0%
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.