

Colorado Springs 80917

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

BUYER'S MARKET

\$380K

MEDIAN SALE PRICE

-8.1%

1-YR CHANGE

379

SALES (12 MO)

\$416K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



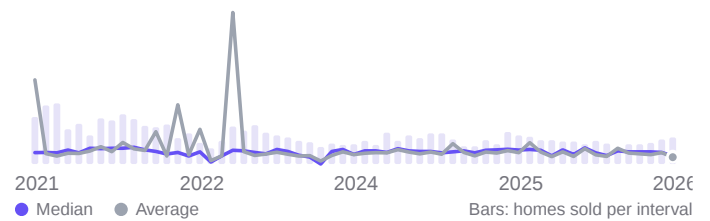
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

36 / 100

Sale prices

Median \$355K · Average \$344K

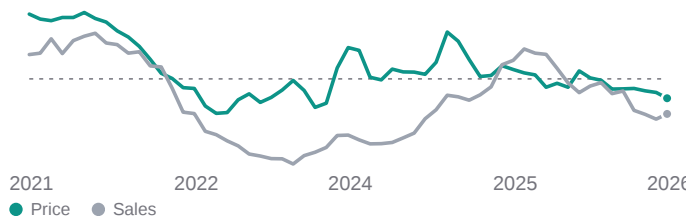


Growth (year over year)

Price -8.1% · Sales -14.6%

Price per square foot

\$206/ft²



Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

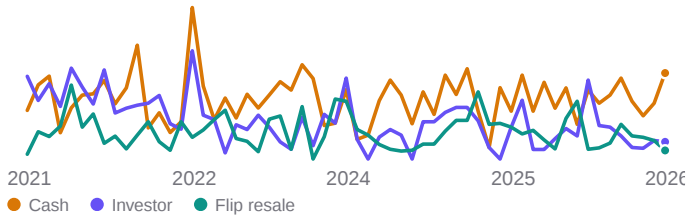
4.0%



BUYERS & OUTCOMES

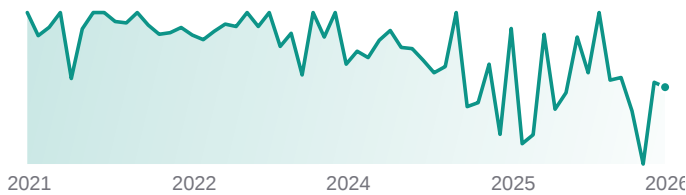
Buyer mix

Cash 26% · Investor 5.1% · Flip resale 2.6%



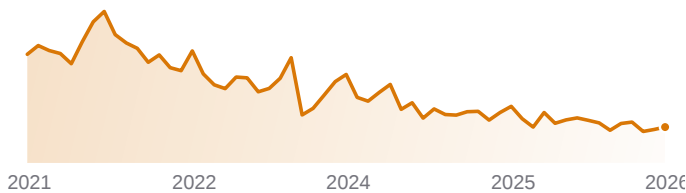
Sellers who sold at a gain

86%

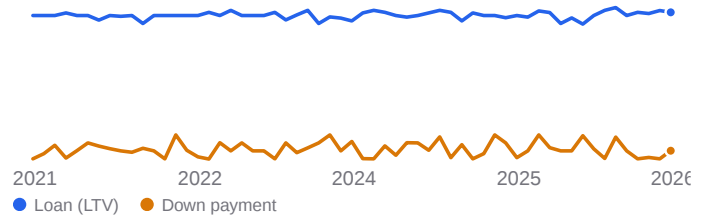


Median annualized return at resale

+3.6%

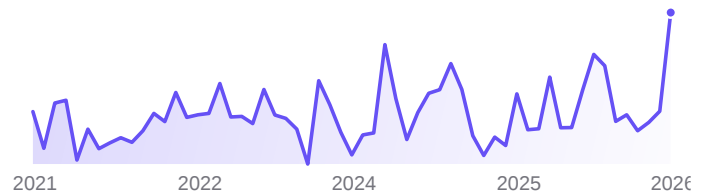


Financing (share of purchase price) Loan (LTV) 97% · Down payment 10%



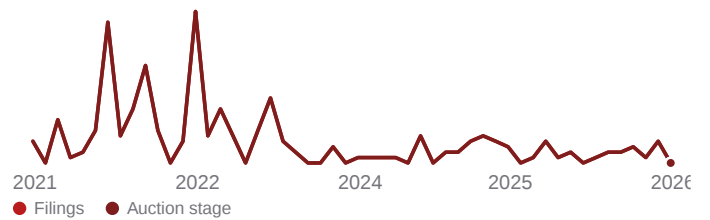
Typical hold before selling

11.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	9,483
Median value (AVM)	\$416K
Median size	1,792 ft²
Median bedrooms	3
Median year built	1978
Single family	91%
Condos	8.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.3%
Owner occupied	76%
Company owned	15%
Median loan-to-value	44%

Typical ownership tenure

11.6 yrs

COMMUNITY

Population	29,841
Density	5,264 / mi²
Median household income	\$72K
Average household income	\$85K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	39
Homes occupied	96%
Bachelor's or higher	24%
Poverty rate	6.6%
Unemployment	1.4%
Average temp	48°F
Annual precip	18 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.