

Colorado Springs 80918

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

BALANCED MARKET

\$456K

MEDIAN SALE PRICE

-3.1%

1-YR CHANGE

611

SALES (12 MO)

\$446K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



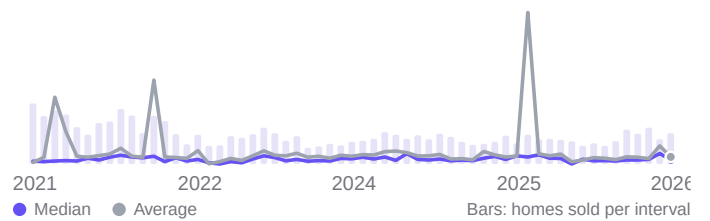
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$435K · Average \$461K

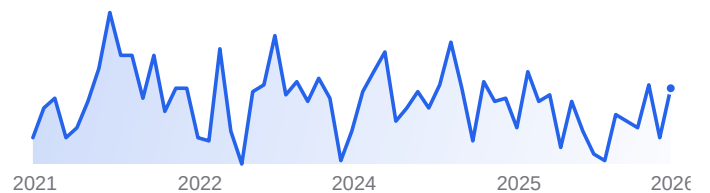
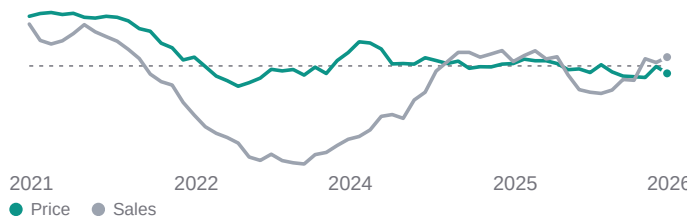


Growth (year over year)

Price -3.1% · Sales +3.6%

Price per square foot

\$230/ft²

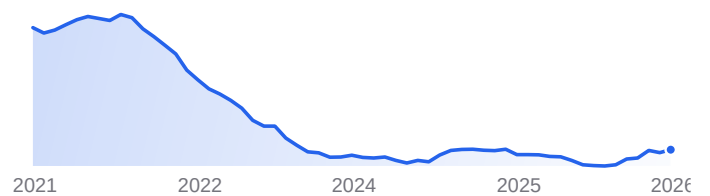


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

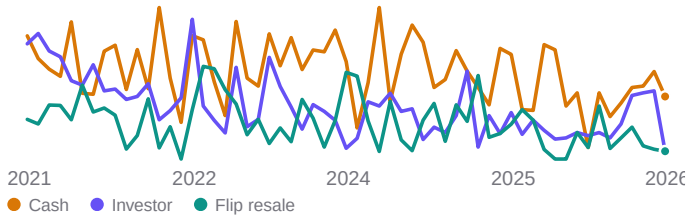
4.2%



BUYERS & OUTCOMES

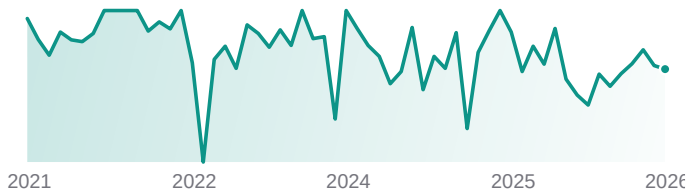
Buyer mix

Cash 13% · Investor 1.6% · Flip resale 1.6%



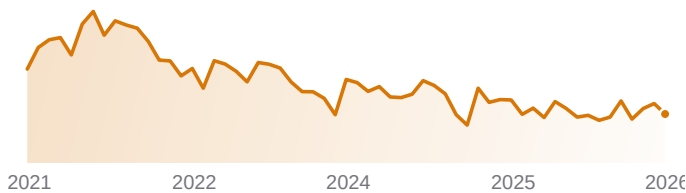
Sellers who sold at a gain

92%

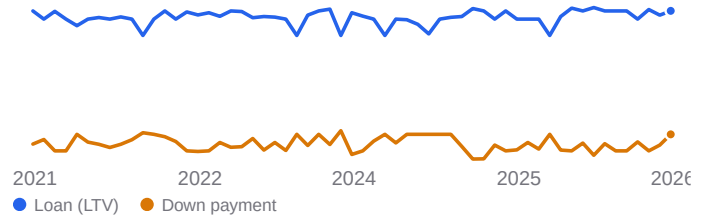


Median annualized return at resale

+4.2%

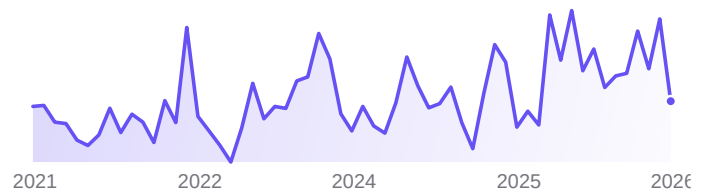


Financing (share of purchase price) Loan (LTV) 95% · Down payment 20%



Typical hold before selling

6.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	14,537
Median value (AVM)	\$446K
Median size	1,979 ft²
Median bedrooms	3
Median year built	1980
Single family	93%
Condos	4.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.5%
Owner occupied	78%
Company owned	16%
Median loan-to-value	44%

Typical ownership tenure

12.8 yrs

COMMUNITY

Population	49,400
Density	4,150 / mi²
Median household income	\$88K
Average household income	\$106K
Crime index (US avg 100)	96
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	43
Homes occupied	97%
Bachelor's or higher	24%
Poverty rate	8.1%
Unemployment	1.5%
Average temp	48°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.