

Colorado Springs 80923

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

BALANCED MARKET

\$469K

MEDIAN SALE PRICE

-1.9%

1-YR CHANGE

533

SALES (12 MO)

\$469K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



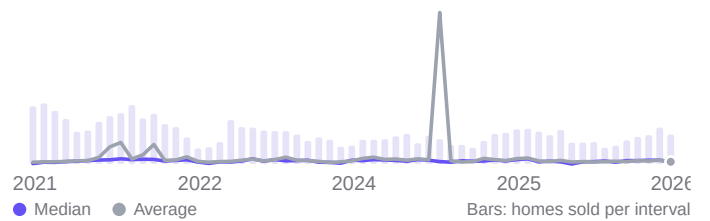
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

51 / 100

Sale prices

Median \$455K · Average \$451K

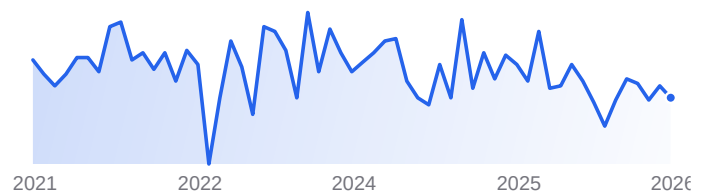
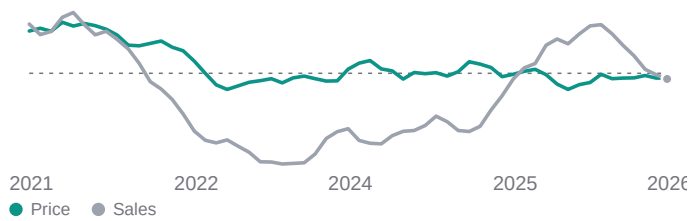


Growth (year over year)

Price -1.9% · Sales -2.2%

Price per square foot

\$218/ft²

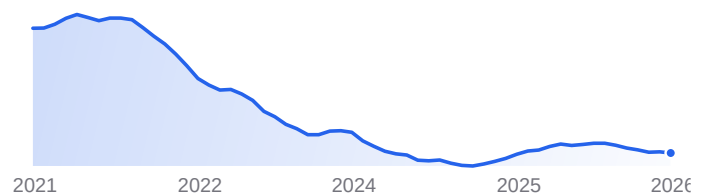
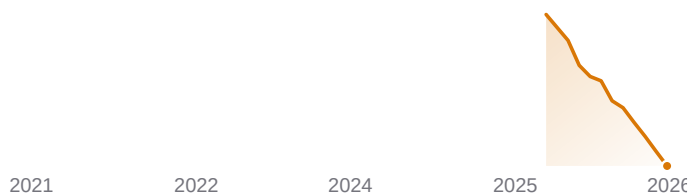


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

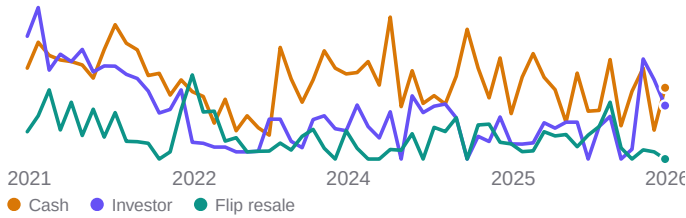
4.8%



BUYERS & OUTCOMES

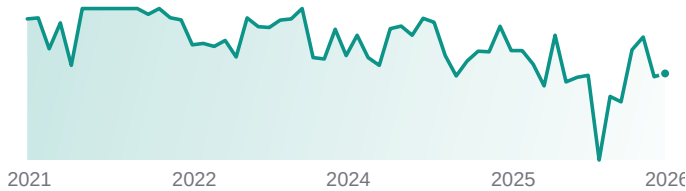
Buyer mix

Cash 16% · Investor 12% · Flip resale 0%



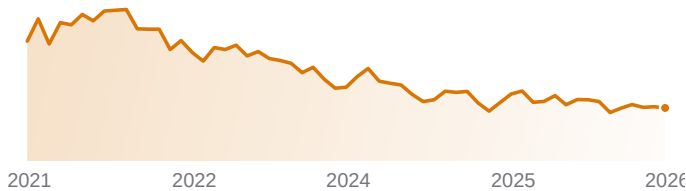
Sellers who sold at a gain

86%

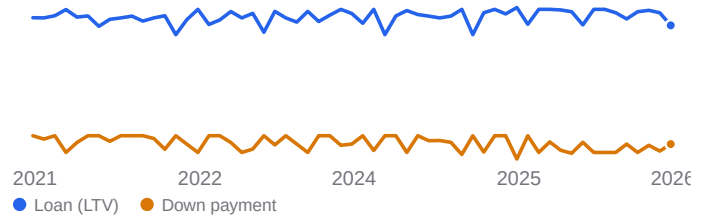


Median annualized return at resale

+4.0%

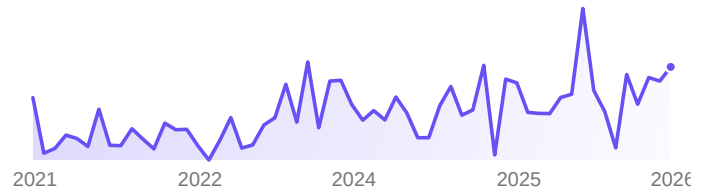


Financing (share of purchase price) Loan (LTV) 86% · Down payment 15%



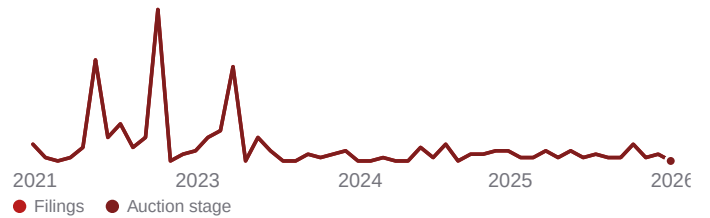
Typical hold before selling

8.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	11,069
Median value (AVM)	\$469K
Median size	2,071 ft²
Median bedrooms	3
Median year built	2003
Single family	99%
Condos	1.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	1.3%
Owner occupied	77%
Company owned	16%
Median loan-to-value	56%

Typical ownership tenure

9.1 yrs

COMMUNITY

Population	33,543
Density	4,888 / mi²
Median household income	\$99K
Average household income	\$114K
Crime index (US avg 100)	39
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	41
Homes occupied	98%
Bachelor's or higher	31%
Poverty rate	3.5%
Unemployment	1.5%
Average temp	47°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.