

Colorado Springs 80938

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

BUYER'S MARKET

\$450K

MEDIAN SALE PRICE

-5.2%

1-YR CHANGE

50

SALES (12 MO)

\$477K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



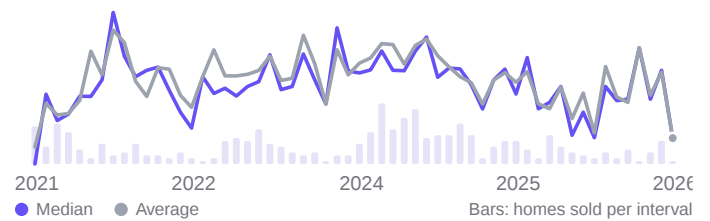
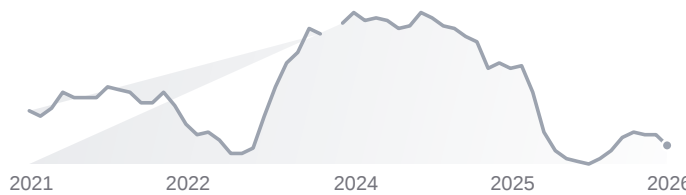
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

33 / 100

Sale prices

Median \$395K · Average \$395K

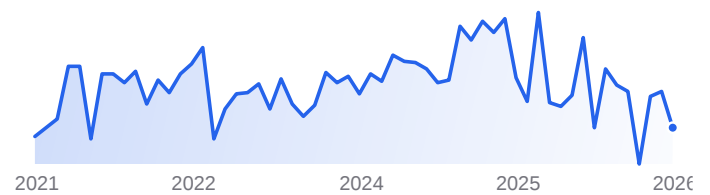
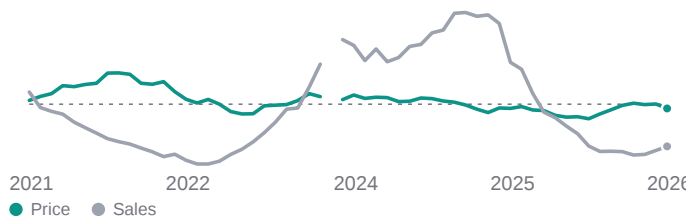


Growth (year over year)

Price -5.2% · Sales -51.5%

Price per square foot

\$169/ft²

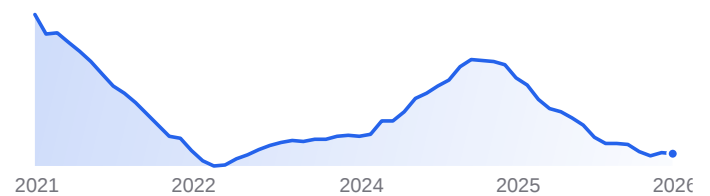
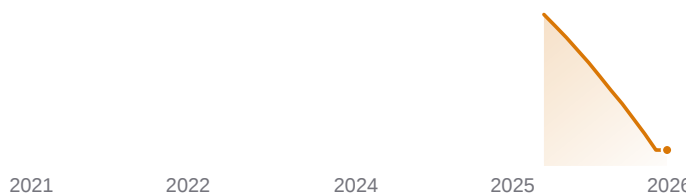


Sale premium vs estimated value

+0.1%

Annual turnover (share of homes sold)

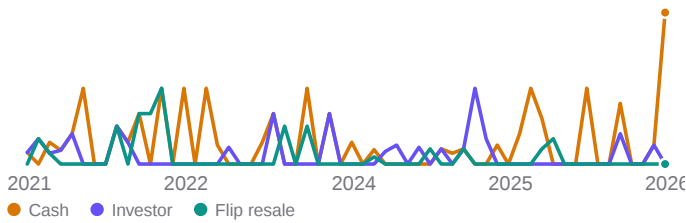
8.0%



BUYERS & OUTCOMES

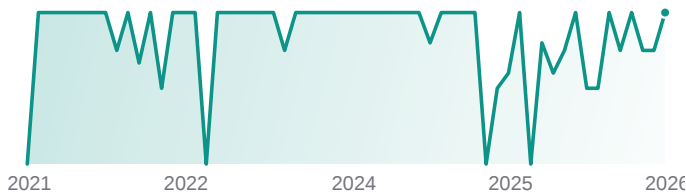
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



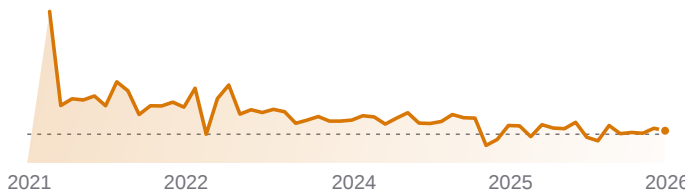
Sellers who sold at a gain

100%

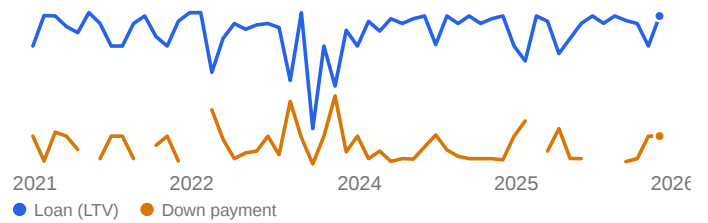


Median annualized return at resale

+1.4%

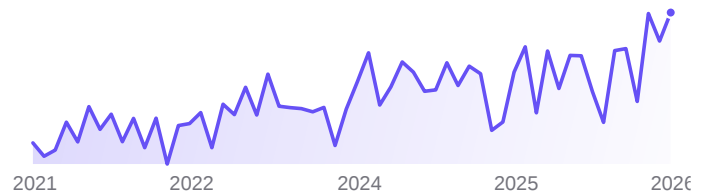


Financing (share of purchase price) Loan (LTV) 100% · Down payment 20%



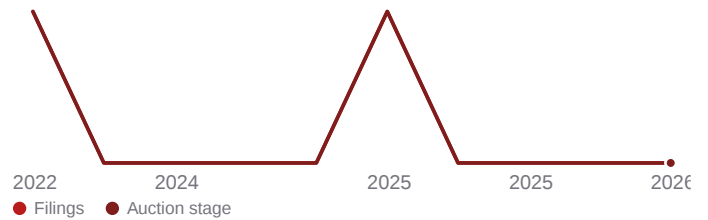
Typical hold before selling

6.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	627
Median value (AVM)	\$477K
Median size	2,334 ft²
Median bedrooms	3
Median year built	2020
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	20%
Underwater (LTV 125% or more)	1.5%
Owner occupied	85%
Company owned	8.9%
Median loan-to-value	81%
Typical ownership tenure	4.7 yrs

COMMUNITY

Population	201
Density	62 / mi²
Median household income	\$81K
Average household income	\$182K
Crime index (US avg 100)	74
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	37
Homes occupied	93%
Bachelor's or higher	41%
Poverty rate	3.6%
Unemployment	1.4%
Average temp	47°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.