

Eads 81036

ZIP code · CO · Colorado > Kiowa County > Eads

BALANCED MARKET

\$111K

MEDIAN SALE PRICE

5

SALES (12 MO)

\$114K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



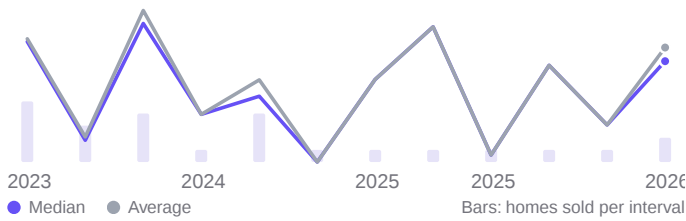
MARKET TRENDS (5 YEARS)

Sale prices

Median \$156K · Average \$176K

Growth (year over year)

Price +15.2% · Sales -33.3%



Price per square foot

\$57/ft²

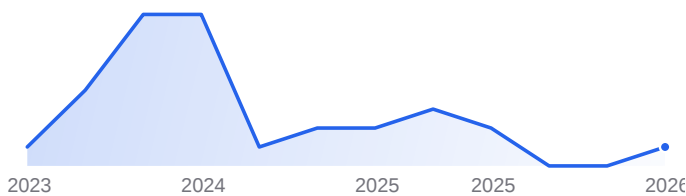
Sale premium vs estimated value

-37.6%



Annual turnover (share of homes sold)

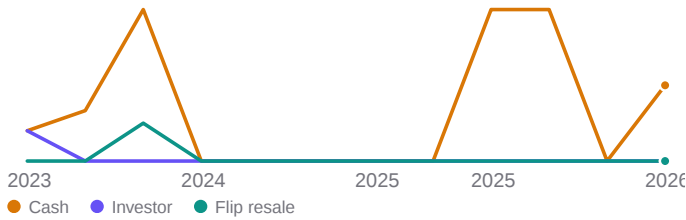
1.3%



BUYERS & OUTCOMES

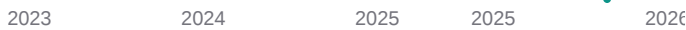
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



Sellers who sold at a gain

0%

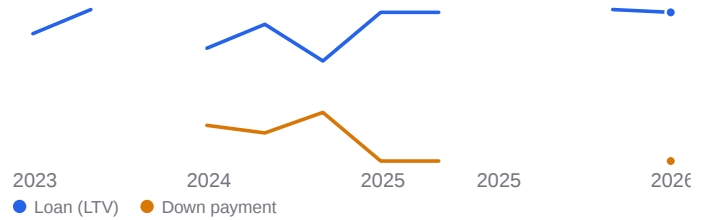


Median annualized return at resale

-1.2%



Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



Typical hold before selling

17.7 yrs



HOUSING STOCK

Homes	385
Median value (AVM)	\$114K
Median size	1,676 ft²
Median bedrooms	3
Median year built	1949
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	3.7%
Owner occupied	59%
Company owned	10%
Median loan-to-value	26%
Typical ownership tenure	11.4 yrs

COMMUNITY

Population	1,006
Density	1 / mi²
Median household income	\$62K
Average household income	\$75K
Crime index (US avg 100)	82
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	20
Homes occupied	81%
Bachelor's or higher	12%
Poverty rate	17.3%
Unemployment	0.8%
Average temp	52°F
Annual precip	15 in
Sunshine	76%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.