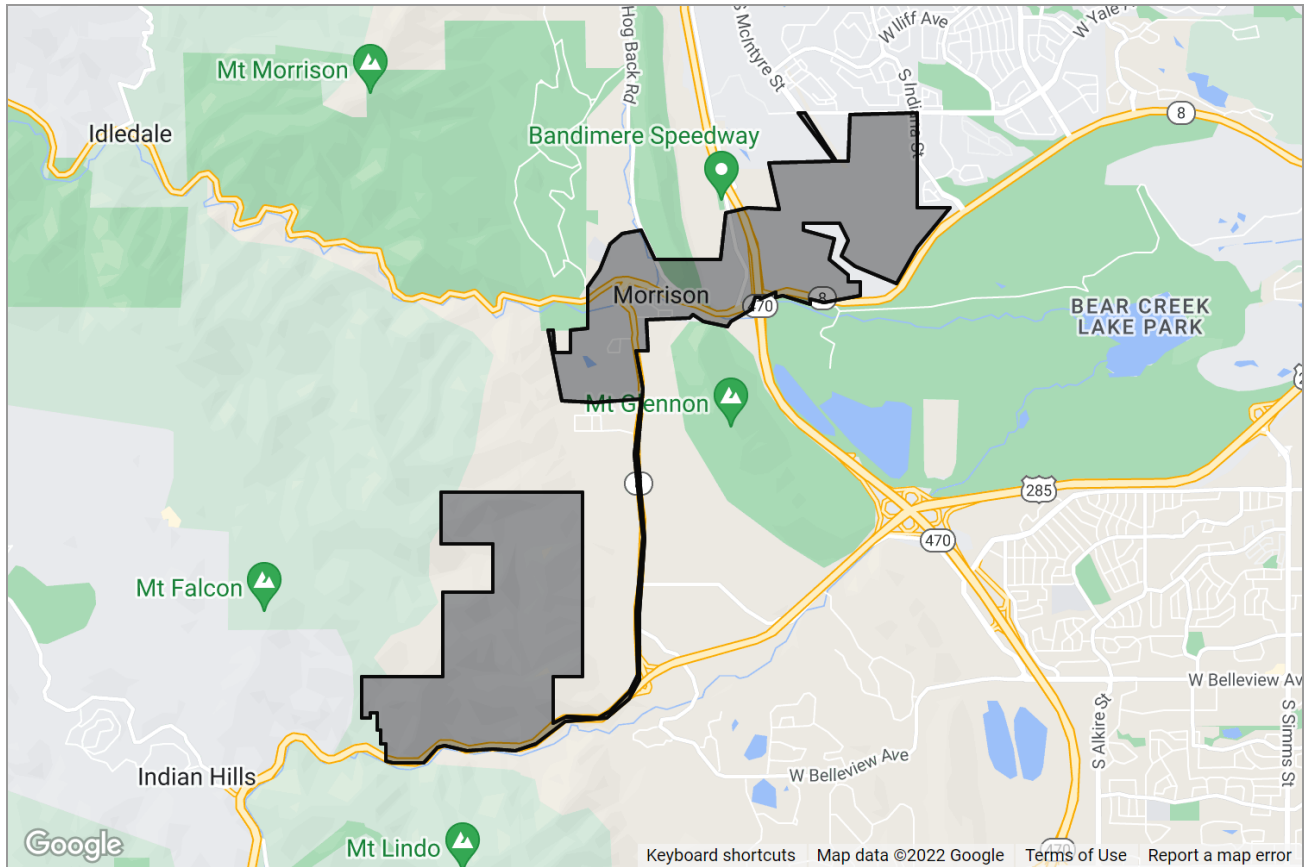


NEIGHBORHOOD REPORT

Morrison, Colorado



Presented by
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Mobile: (303) 249-2060

Broker: www.homesandpeople.com

HOMES AND PEOPLE

Neighborhood: Housing Stats and Charts

	Morrison	Jefferson County	Colorado	USA
Median Estimated Home Value	\$682K	\$664K	\$578K	\$346K
Estimated Home Value 12-Month Change	+18.5%	+15.2%	+17.1%	+23.4%
Median List Price	\$742K	\$669K	\$590K	—
List Price 1-Month Change	-1%	+1.4%	0%	—
List Price 12-Month Change	-4.8%	+10.2%	+9.3%	—
Median Home Age	37	42	40	42
Own	75%	71%	65%	64%
Rent	25%	29%	35%	36%
\$ Value of All Buildings for which Permits Were Issued	—	\$495M	\$10.3B	\$307B
% Change in Permits for All Buildings	—	+4%	+8%	+13%
% Change in \$ Value for All Buildings	—	+36%	+7%	+10%

Median Sales Price vs. Sales Volume

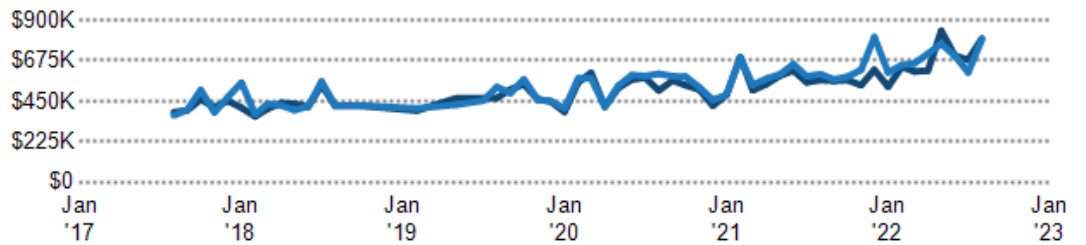
This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

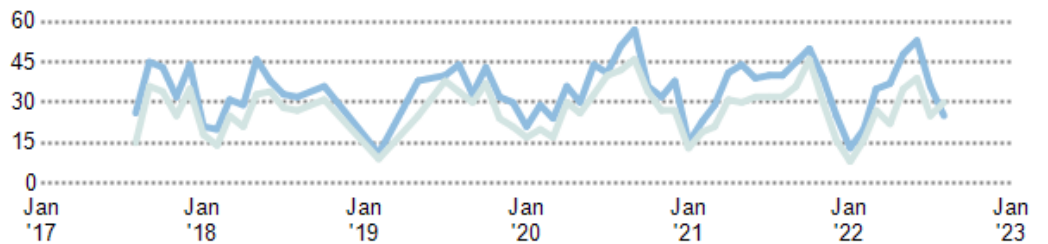
Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings

Median Sales Price



Sales Volume



Median Listing Price vs. Listing Volume

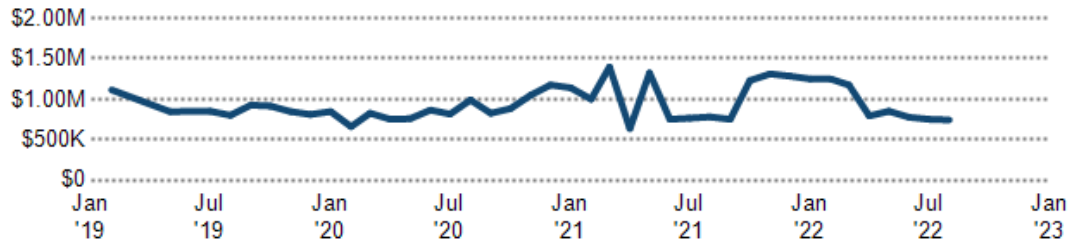
This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

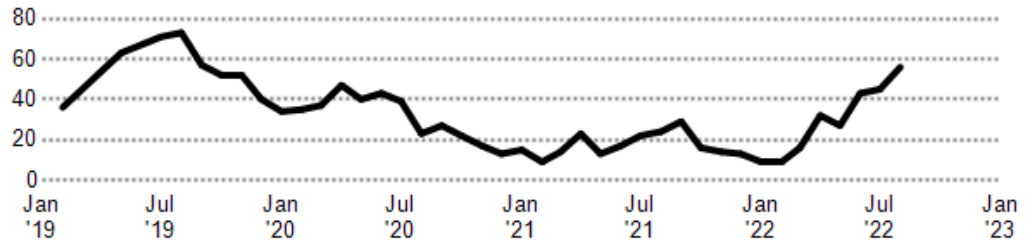
Update Frequency: Monthly

- Median List Price
- Listing Volume

Median List Price



Listing Volume



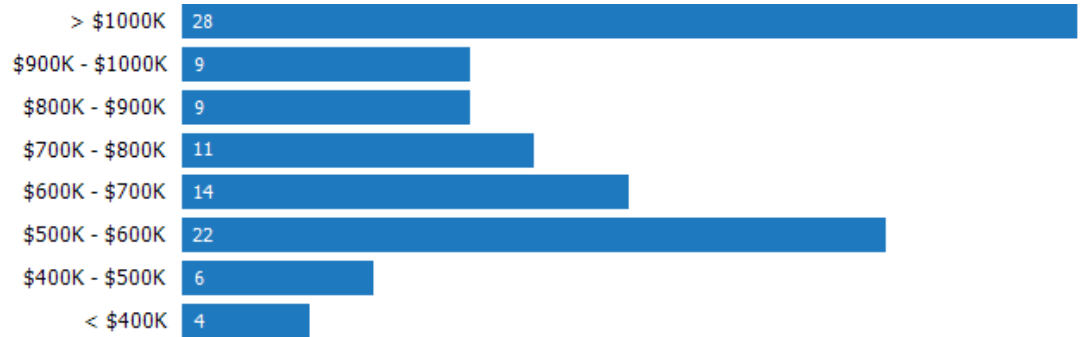
Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Daily

- Sales Count By Price Range



Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Data Source: Public records data

Update Frequency: Daily

- Sales Count By Price Per Sq Ft



Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Data Source: Public records data

Update Frequency: Daily

■ Sales Count By Living Area



Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Data Source: Public records data

Update Frequency: Daily

■ Sales Count by Age of House



Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Data Source: Public records data

Update Frequency: Daily

■ Sales Count by Bedroom



Neighborhood: People Stats and Charts

	Morrison	Jefferson County	Colorado	USA
Population	415	575K	5.61M	325M
Population Density per Sq Mi	191	752	54.1	–
Population Change since 2010	+9.3%	+10.5%	+17.5%	+8.2%
Median Age	64	40	37	38
Male / Female Ratio	41%	50%	50%	49%

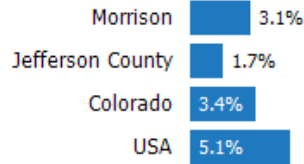
Education Levels of Population

This chart shows the educational achievement levels of adults in an area, compared with other geographies.

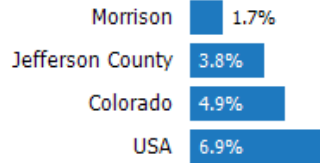
Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

Less Than 9th Grade



9-12th Grade/No Diploma



High School Graduate



Associate Degree



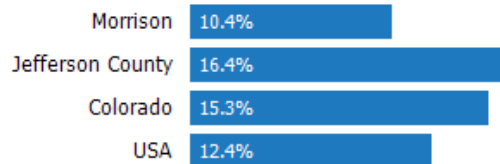
Bachelor's Degree



At Least a College Education



Grad/Professional Degree



Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

Morrison



Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

Morrison



Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

Morrison



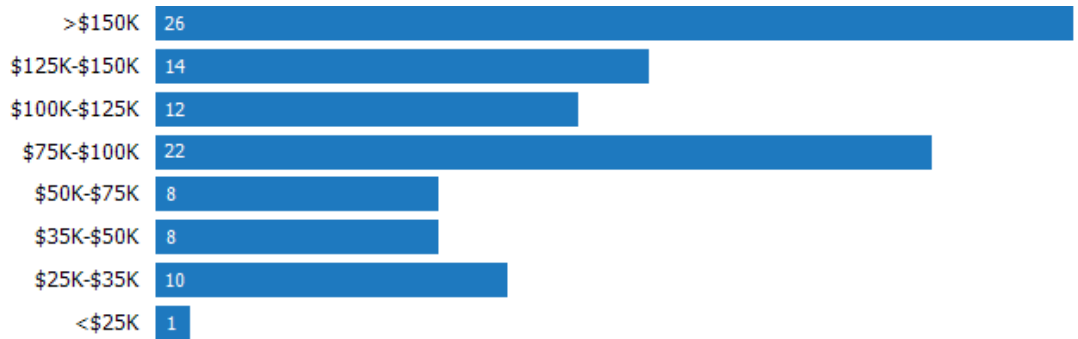
Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

Morrison



Presidential Voting Pattern

This chart shows how residents of a county voted in the 2020 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially



Neighborhood: Economic Stats and Charts

	Morrison	Jefferson County	Colorado	USA
Income Per Capita	\$40,900	\$44,119	\$38,226	\$34,103
Median Household Income	\$105,536	\$82,986	\$72,331	\$62,843
Unemployment Rate	–	3.8%	4%	3.8%
Unemployment Number	–	13.1K	128K	–
Employment Number	–	–	3.1M	–
Labor Force Number	–	–	3.23M	–

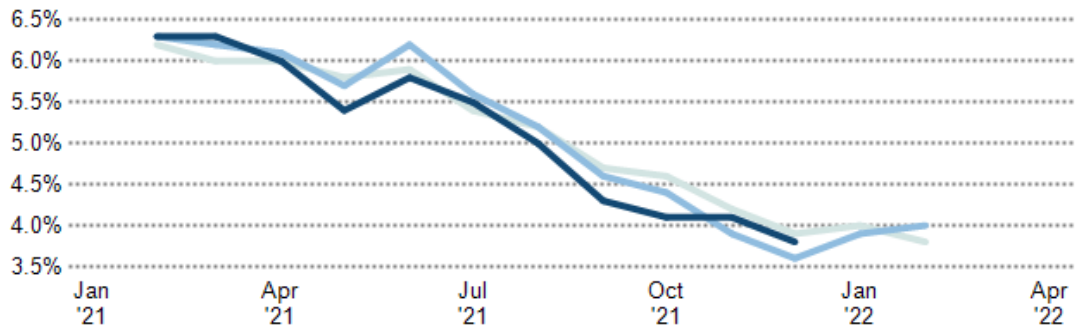
Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly

- Jefferson County
- Colorado
- USA



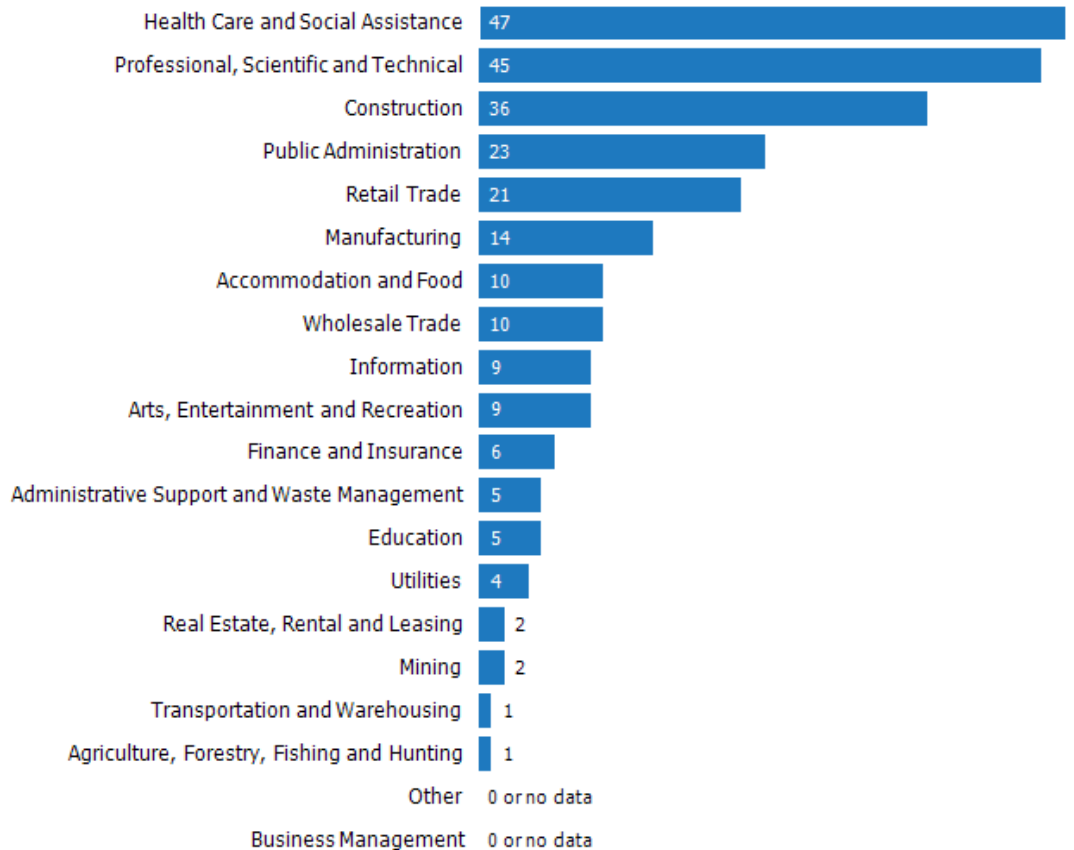
Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually

- Morrison



Neighborhood: Quality of Life Stats and Charts

Quality of Life in 80465

	Morrison	Jefferson County	Colorado	USA
Elevation (in feet)	–	6,760	–	–
Annual Rainfall (in inches)	16	18.29	18.45	–
Annual Snowfall (in inches)	72	69.49	51.79	–
Days of Full Sun (per year)	113	120	126	–
Travel Time to Work (in minutes)	–	28	26	27
Water Quality - Health Violations	–	0	–	–
Water Quality - Monitoring and Report Violations	–	1	–	–
Superfund Sites	0	3	45	2,417
Brownfield Sites	No	Yes	Yes	Yes

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually



Morrison

How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually



Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually



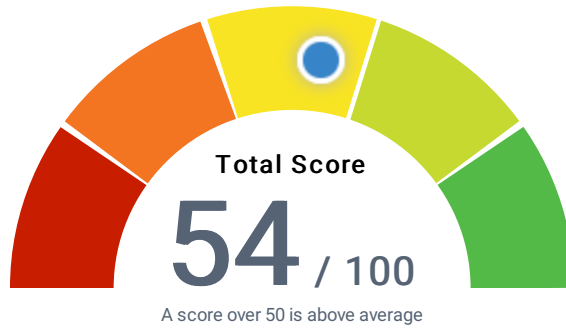
AARP Livability™ Index for 80465

This chart rates the overall livability of a selected ZIP code on a scale from 0 to 100. AARP Livability™ is a trademark of AARP Inc.

Data Source: [AARP](#)

Update Frequency: Annual

● 0-19
 ● 20-39
 ● 40-59
 ● 60-79
 ● 80-100



Housing	29
Affordability & Access	
Neighborhood	52
Access to Life, Work & Play	
Transportation	41
Safe & Convenient Options	
Environment	36
Clean Air & Water	
Health	77
Prevention, Access & Quality	
Engagement	88
Civic & Social Involvement	
Opportunity	58
Inclusion & Possibilities	