Denver-Aurora-Lakewood, CO

2021

Mean Appraised Value

$ 669,216

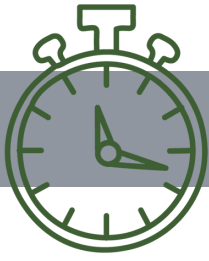### Mean Appraised Value in Communities of Color

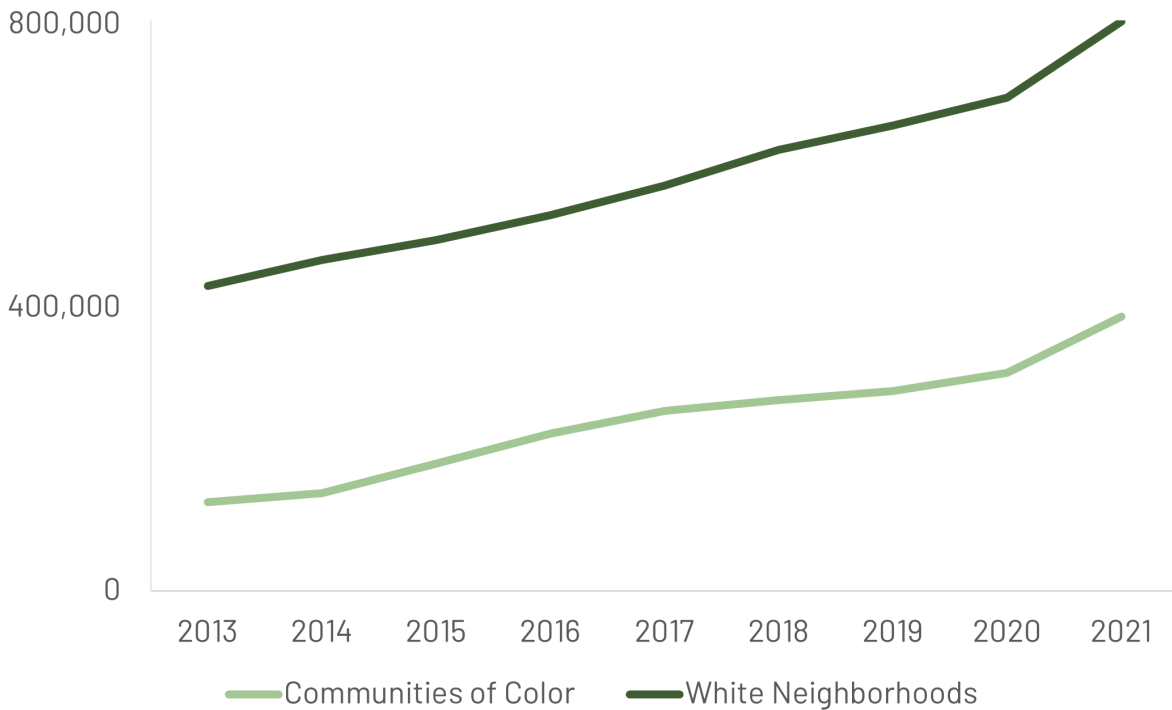### Mean Appraised Value in White Neighborhoods

$ 387,012

$803,726

Appraisers determine a home's value by taking into consideration the property and neighborhood characteristics. To make an "apples to apples" comparison, we use a regression model that takes into consideration neighborhood housing stock (e.g., size, type, age), socioeconomic status (e.g., property owners, employment rates, poverty), and amenities (e.g., retail stores, entertainment, services, parks). The above estimates are the mean appraised values in the metropolitan area for neighborhood with average housing stock, socioeconomic, and amenities.

Figure 1

Mean Appraised Values Over Time
2013–2021

Source: Authors' analysis of FHFA UAD, 2006-2010, 2011–2015, and 2016-2020 American Community Survey 5-year estimates and 2013–2018 National Neighborhood Data Archive.
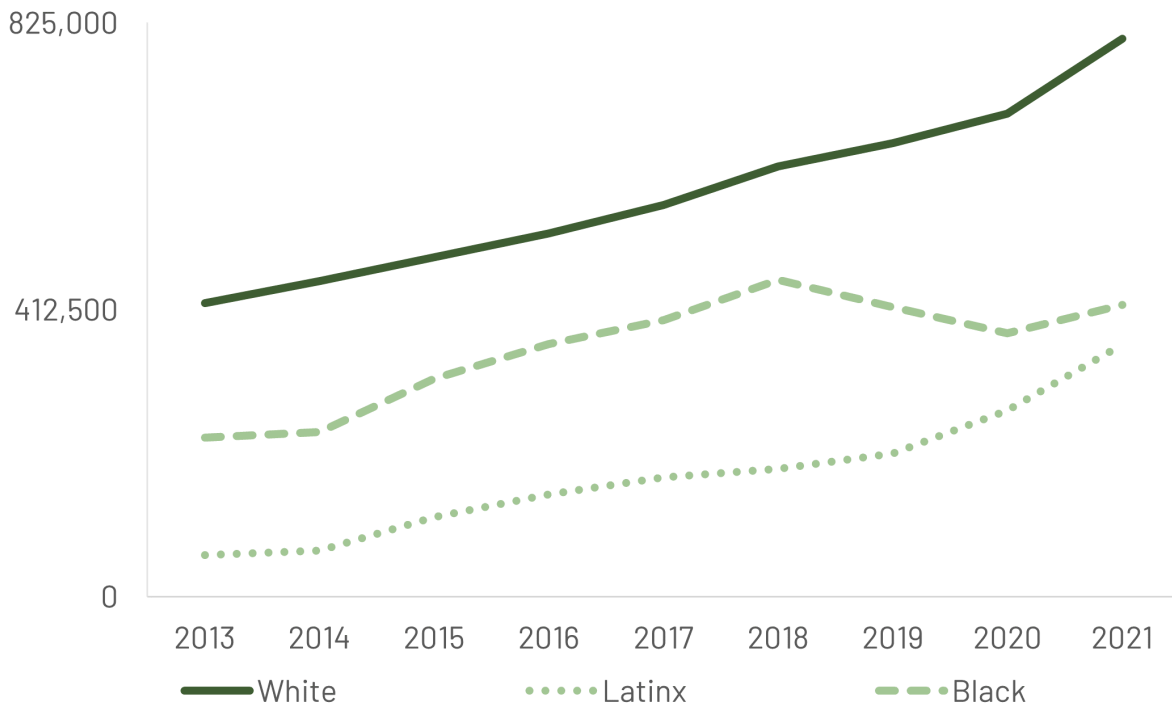
	2013	2014	2015	2016	2017	2018	2019	2020	2021
Communities of Color	125,388	137,551	179,401	221,711	254,229	269,089	281,738	307,479	387,012
White Neighborhoods	430,404	466,601	495,306	530,620	571,607	622,404	657,090	696,113	803,726

Figure 2

Mean Appraised Values Over Time
2013–2021

Metropolitan Area Racial Group Proportions, 2021

White	Latinx	Black	Other Communities of Color
0.65	0.24	0.06	0.05