

Eagle County, CO

County · CO · Colorado

SELLER'S MARKET

\$1.4M

MEDIAN SALE PRICE

+8.2%

1-YR CHANGE

1,172

SALES (12 MO)

\$1.5M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100



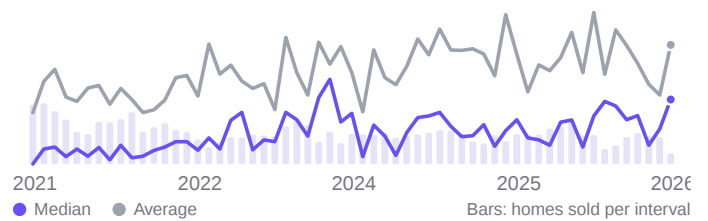
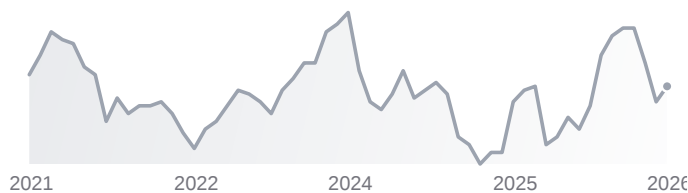
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$1.8M · Average \$2.5M

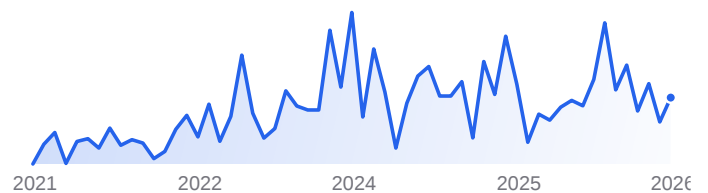
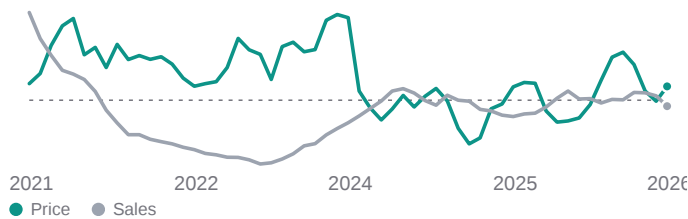


Growth (year over year)

Price +8.2% · Sales -3.5%

Price per square foot

\$776/ft²

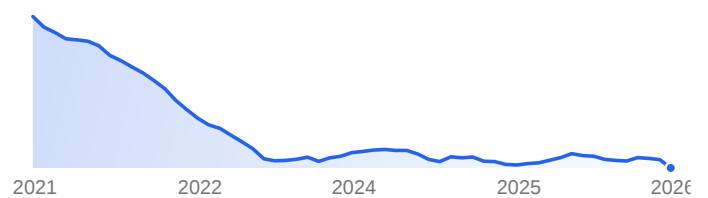
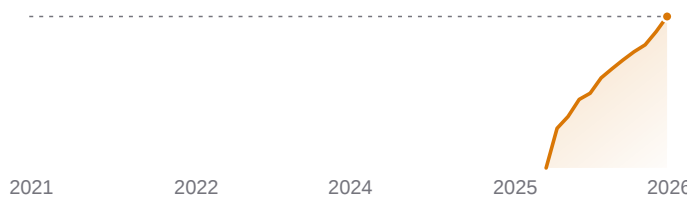


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

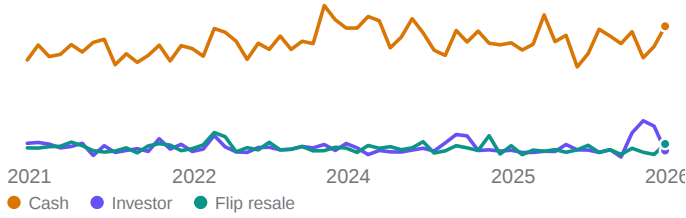
3.7%



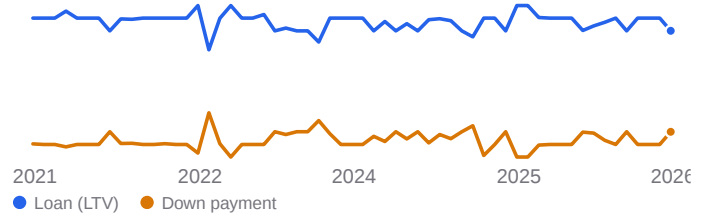
BUYERS & OUTCOMES

Buyer mix

Cash 54% · Investor 2.7% · Flip resale 5.4%



Financing (share of purchase price) Loan (LTV) 70% · Down payment 30%



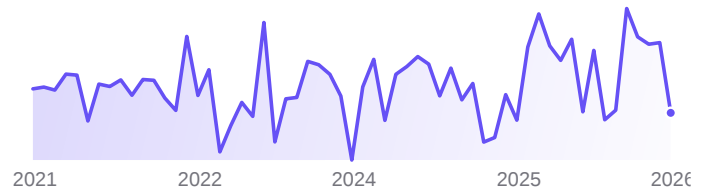
Sellers who sold at a gain

88%



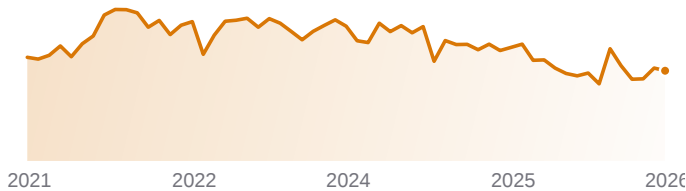
Typical hold before selling

5.1 yrs



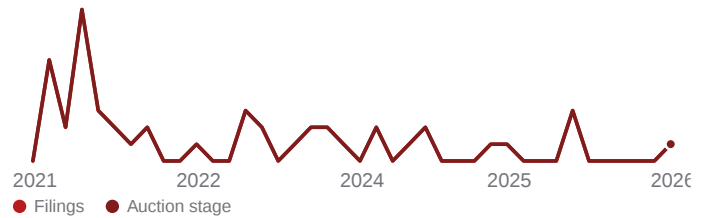
Median annualized return at resale

+7.7%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	31,440
Median value (AVM)	\$1.5M
Median size	1,751 ft²
Median bedrooms	3
Median year built	1994
Single family	45%
Condos	40%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	81%
Underwater (LTV 125% or more)	0.8%
Owner occupied	21%
Company owned	36%
Median loan-to-value	24%

Typical ownership tenure

9.2 yrs

COMMUNITY

Population	54,157
Density	32 / mi²
Median household income	\$93K
Average household income	\$138K
Crime index (US avg 100)	87
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	98
Homes occupied	63%
Bachelor's or higher	35%
Poverty rate	6.5%
Unemployment	1.3%
Average temp	39°F
Annual precip	20 in
Sunshine	71%

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.