

Elbert County, CO

County · CO · Colorado

BUYER'S MARKET

\$617K

MEDIAN SALE PRICE

-8.1%

1-YR CHANGE

612

SALES (12 MO)

\$719K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



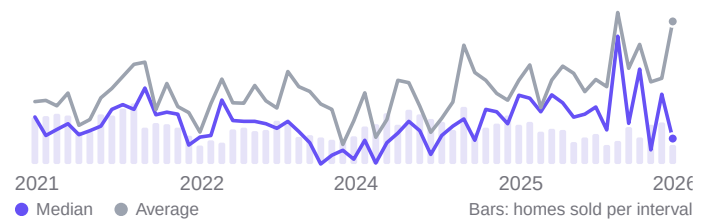
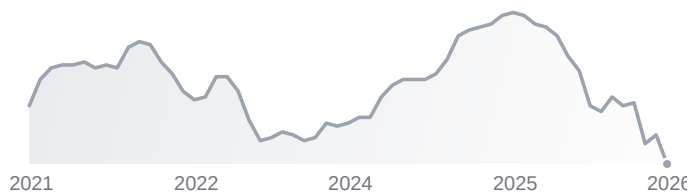
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

34 / 100

Sale prices

Median \$594K · Average \$840K

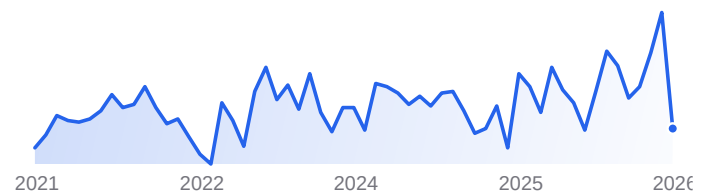
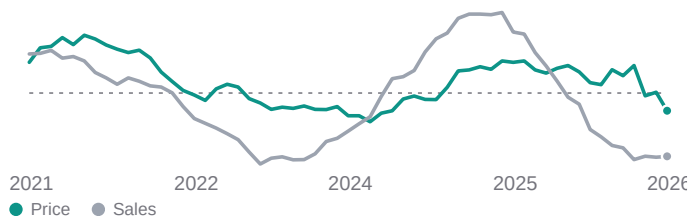


Growth (year over year)

Price -8.1% · Sales -29.0%

Price per square foot

\$257/ft²

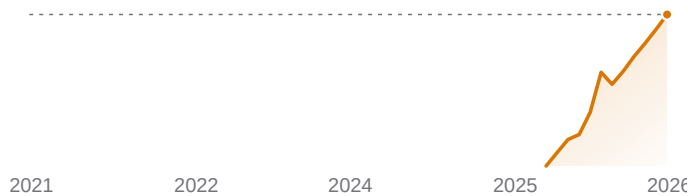


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

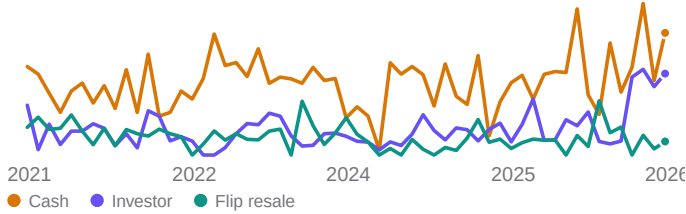
5.3%



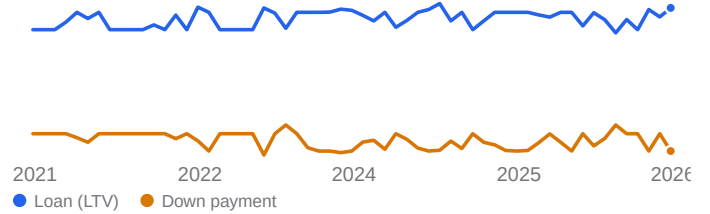
BUYERS & OUTCOMES

Buyer mix

Cash 27% · Investor 18% · Flip resale 3.0%

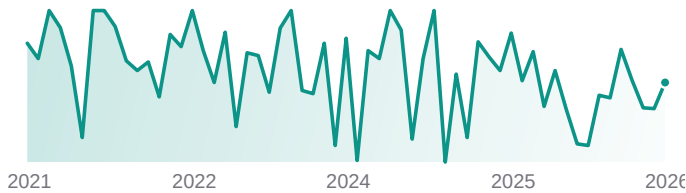


Financing (share of purchase price) Loan (LTV) 93% · Down payment 10%



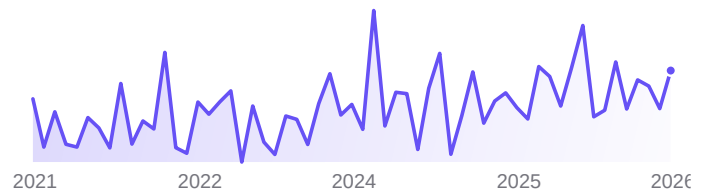
Sellers who sold at a gain

90%



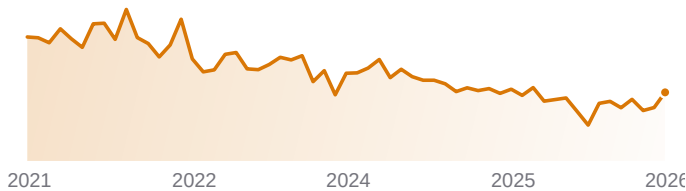
Typical hold before selling

5.9 yrs



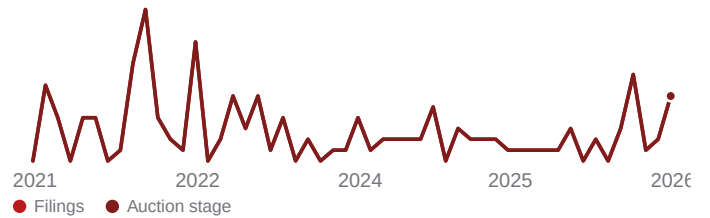
Median annualized return at resale

+6.0%



Preforeclosure filings

Filings 7 · Auction stage 7



HOUSING STOCK

Homes	11,557
Median value (AVM)	\$719K
Median size	2,366 ft²
Median bedrooms	3
Median year built	1997
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.8%
Owner occupied	88%
Company owned	14%
Median loan-to-value	47%
Typical ownership tenure	6.0 yrs

COMMUNITY

Population	29,765
Density	16 / mi²
Median household income	\$123K
Average household income	\$149K
Crime index (US avg 100)	88
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	39
Homes occupied	96%
Bachelor's or higher	26%
Poverty rate	4.6%
Unemployment	1.3%
Average temp	47°F
Annual precip	19 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.