

Grand County, CO

County · CO · Colorado

BALANCED MARKET

\$783K

MEDIAN SALE PRICE

-3.9%

1-YR CHANGE

819

SALES (12 MO)

\$746K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



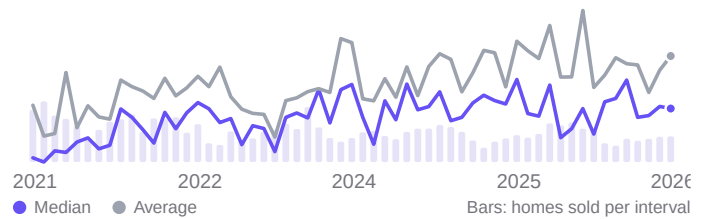
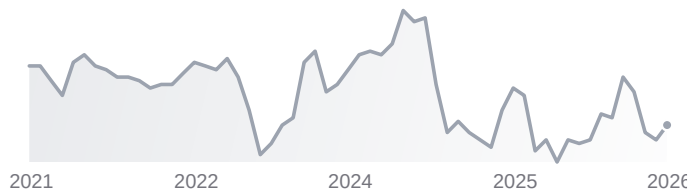
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

53 / 100

Sale prices

Median \$790K · Average \$1M

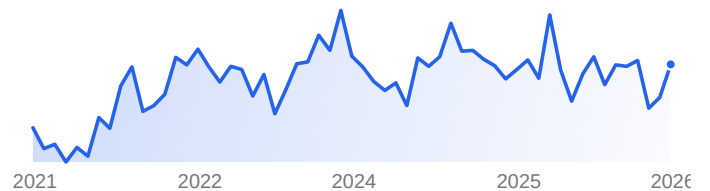
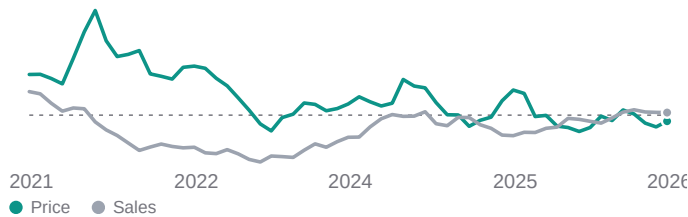


Growth (year over year)

Price -3.9% · Sales +1.6%

Price per square foot

\$548/ft²

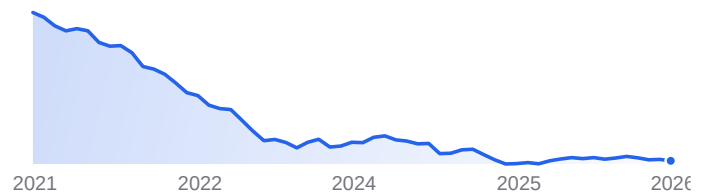
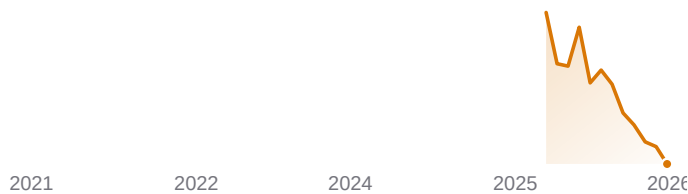


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

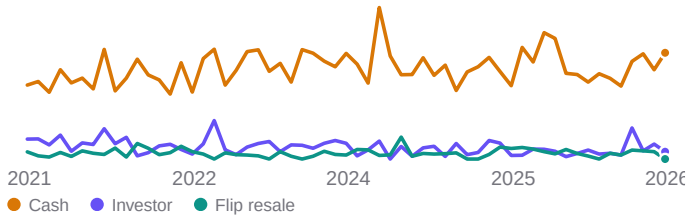
4.6%



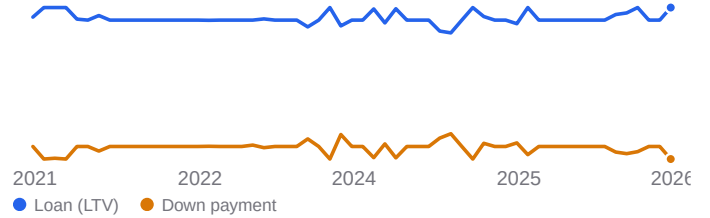
BUYERS & OUTCOMES

Buyer mix

Cash 46% · Investor 3.2% · Flip resale 0%



Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



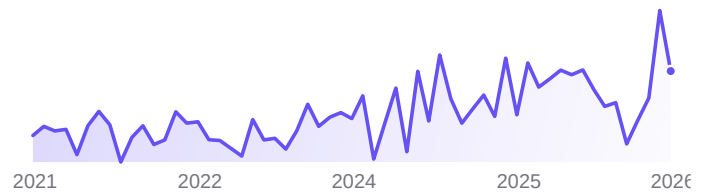
Sellers who sold at a gain

88%



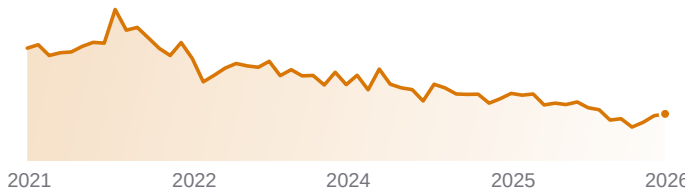
Typical hold before selling

6.4 yrs



Median annualized return at resale

+6.9%



HOUSING STOCK

Homes	17,752
Median value (AVM)	\$746K
Median size	1,568 ft²
Median bedrooms	3
Median year built	1998
Single family	59%
Condos	31%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	1.0%
Owner occupied	5.4%
Company owned	31%
Median loan-to-value	21%

Typical ownership tenure

7.1 yrs

COMMUNITY

Population	16,252
Density	9 / mi²
Median household income	\$76K
Average household income	\$97K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	64
Homes occupied	45%
Bachelor's or higher	21%
Poverty rate	6.9%
Unemployment	1.0%
Average temp	36°F
Annual precip	21 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.