

# Jackson County, CO

County · CO · Colorado

**STRONG BUYER'S MARKET**

**\$182K**

MEDIAN SALE PRICE

**-18.1%**

1-YR CHANGE

**24**

SALES (12 MO)

**\$293K**

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 18 / 100



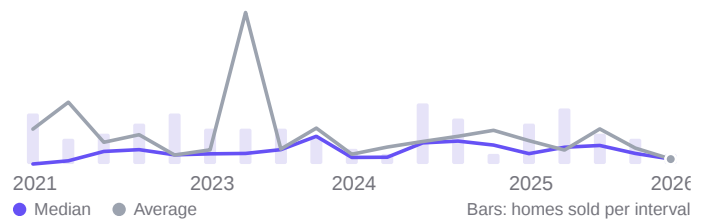
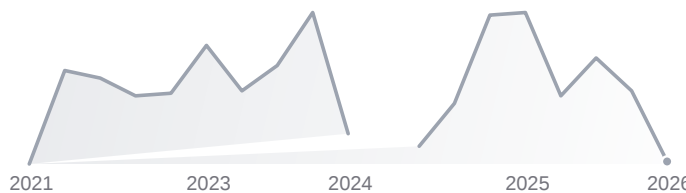
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

18 / 100

Sale prices

Median \$182K · Average \$182K

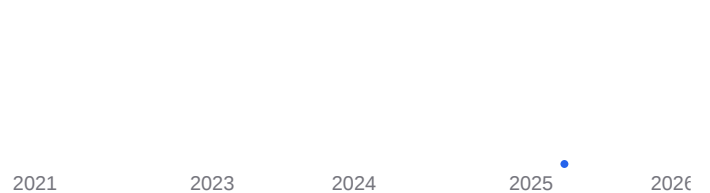
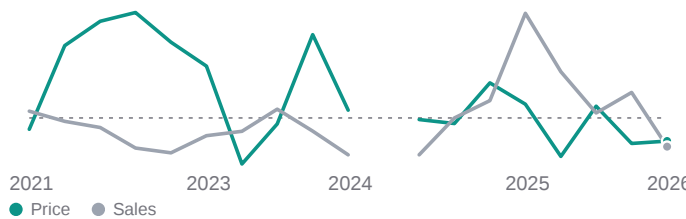


Growth (year over year)

Price -18.1% · Sales -22.6%

Price per square foot

\$23/ft²



Sale premium vs estimated value

+78.3%

Annual turnover (share of homes sold)

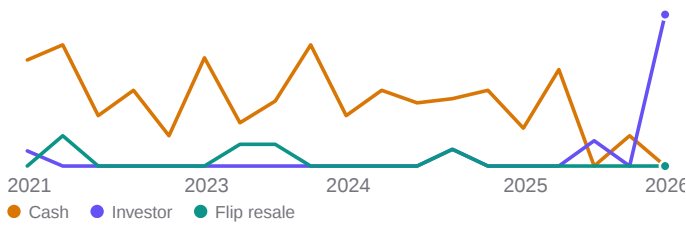
2.2%



## BUYERS & OUTCOMES

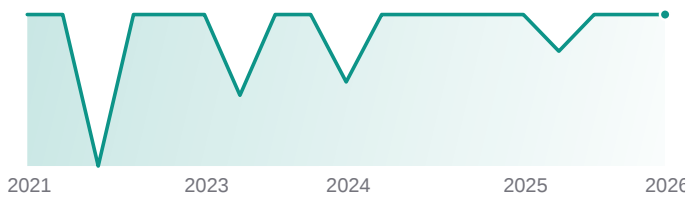
### Buyer mix

Cash 0% · Investor 100% · Flip resale 0%



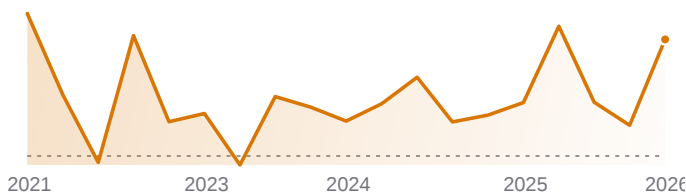
### Sellers who sold at a gain

100%

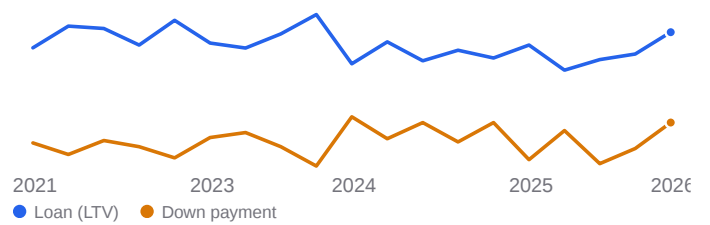


### Median annualized return at resale

+21.9%

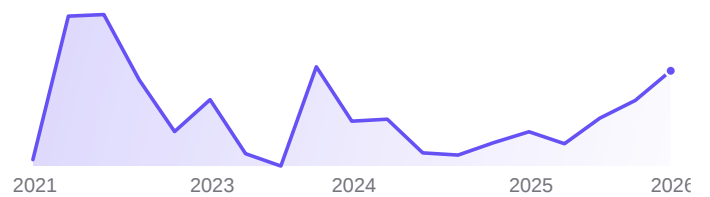


### Financing (share of purchase price) Loan (LTV) 86% · Down payment 30%



### Typical hold before selling

8.8 yrs



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 1,069     |
| Median value (AVM) | \$293K    |
| Median size        | 1,280 ft² |
| Median year built  | 1998      |
| Single family      | 83%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 79%     |
| Underwater (LTV 125% or more) | 0.9%    |
| Owner occupied                | 32%     |
| Company owned                 | 29%     |
| Median loan-to-value          | 0%      |
| Typical ownership tenure      | 7.3 yrs |

## COMMUNITY

|                                  |         |
|----------------------------------|---------|
| Population                       | 1,270   |
| Density                          | 1 / mi² |
| Median household income          | \$43K   |
| Average household income         | \$68K   |
| Crime index (US avg 100)         | 120     |
| Air pollution index (US avg 100) | 101     |
| Earthquake index (US avg 100)    | 51      |
| Homes occupied                   | 57%     |
| Bachelor's or higher             | 16%     |
| Poverty rate                     | 23.6%   |
| Unemployment                     | 1.0%    |
| Average temp                     | 37°F    |
| Annual precip                    | 13 in   |
| Sunshine                         | 71%     |

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.