

Larimer County, CO

County · CO · Colorado

SELLER'S MARKET

\$560K

MEDIAN SALE PRICE

+2.8%

1-YR CHANGE

5,917

SALES (12 MO)

\$563K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100



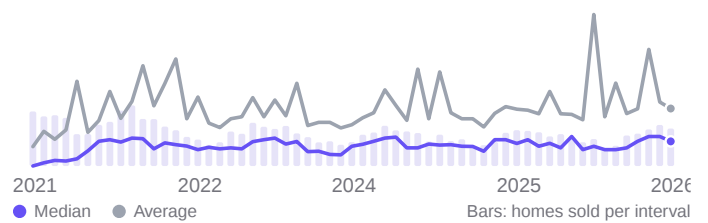
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

64 / 100

Sale prices

Median \$550K · Average \$650K

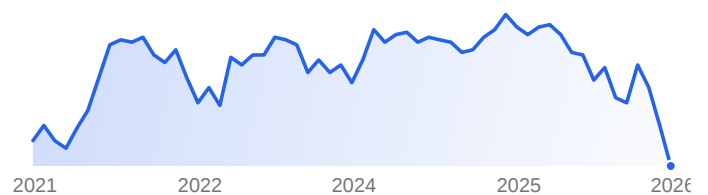
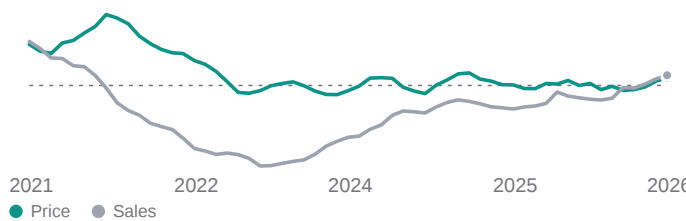


Growth (year over year)

Price +2.8% · Sales +3.7%

Price per square foot

\$284/ft²

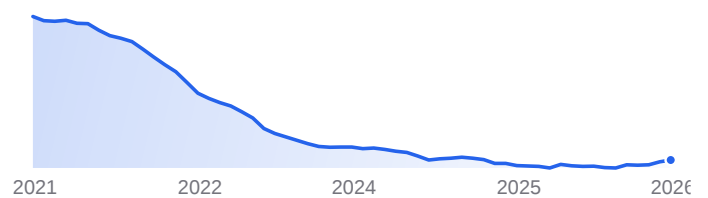
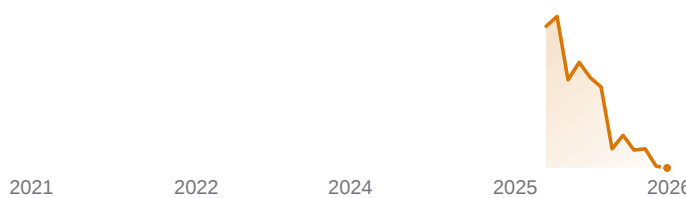


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

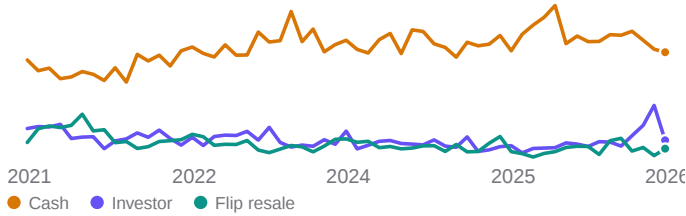
4.5%



BUYERS & OUTCOMES

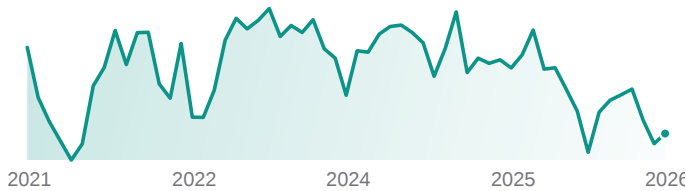
Buyer mix

Cash 26% · Investor 5.4% · Flip resale 3.5%



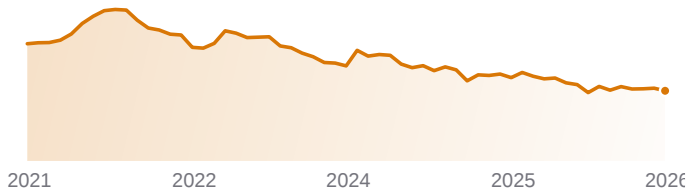
Sellers who sold at a gain

87%

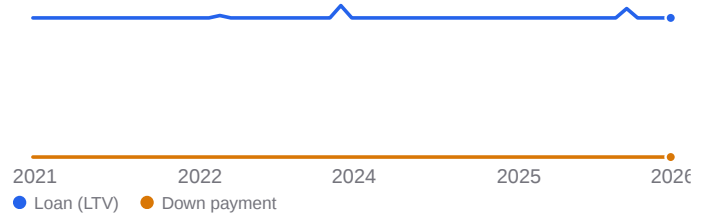


Median annualized return at resale

+4.4%

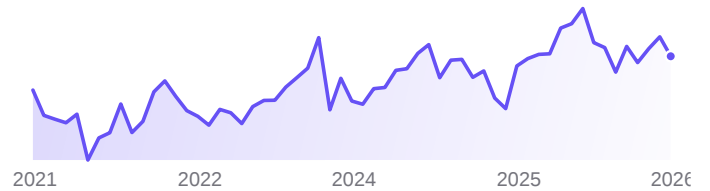


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

7.1 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	132,226
Median value (AVM)	\$563K
Median size	1,670 ft²
Median bedrooms	3
Median year built	1994
Single family	77%
Condos	9.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.6%
Owner occupied	75%
Company owned	17%
Median loan-to-value	45%

Typical ownership tenure

9.4 yrs

COMMUNITY

Population	376,612
Density	145 / mi²
Median household income	\$88K
Average household income	\$115K
Crime index (US avg 100)	90
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	47
Homes occupied	92%
Bachelor's or higher	33%
Poverty rate	11.5%
Unemployment	1.4%
Average temp	48°F
Annual precip	15 in
Sunshine	69%

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.