

Lincoln County, CO

County · CO · Colorado

BALANCED MARKET

\$189K

MEDIAN SALE PRICE

-11.9%

1-YR CHANGE

75

SALES (12 MO)

\$222K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



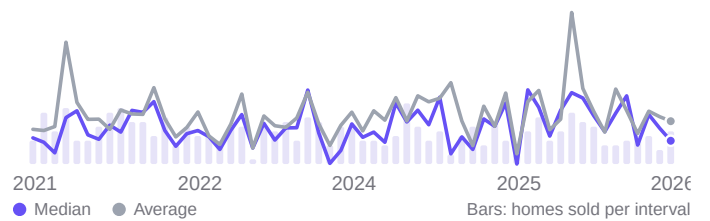
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$145K · Average \$212K

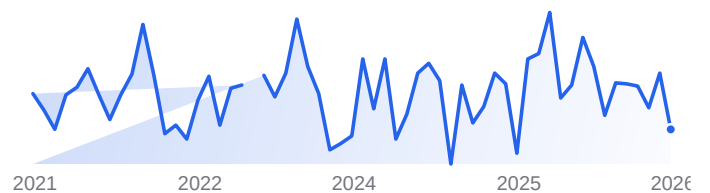
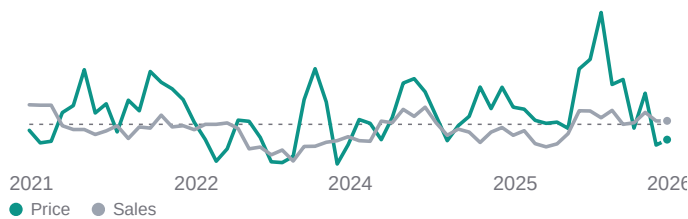


Growth (year over year)

Price -11.9% · Sales +2.7%

Price per square foot

\$74/ft²

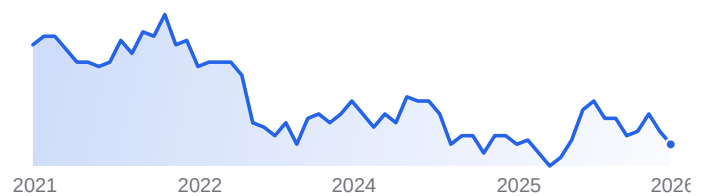
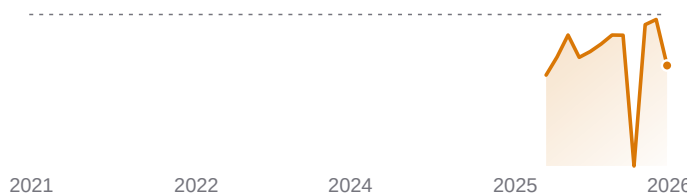


Sale premium vs estimated value

-3.3%

Annual turnover (share of homes sold)

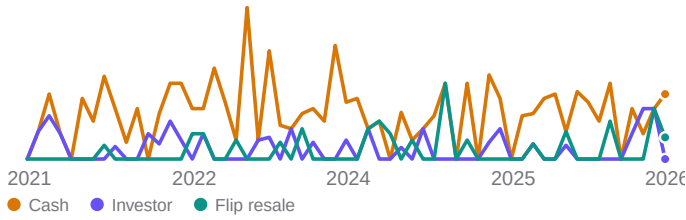
4.0%



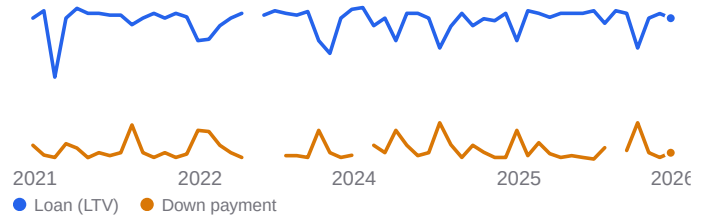
BUYERS & OUTCOMES

Buyer mix

Cash 43% · Investor 0% · Flip resale 14%

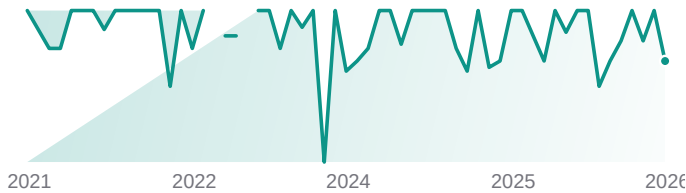


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



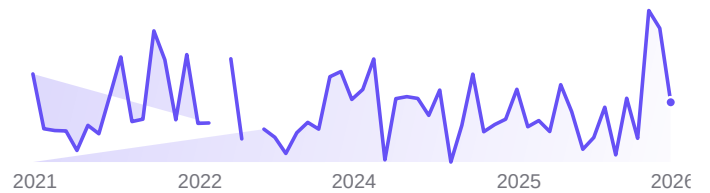
Sellers who sold at a gain

67%



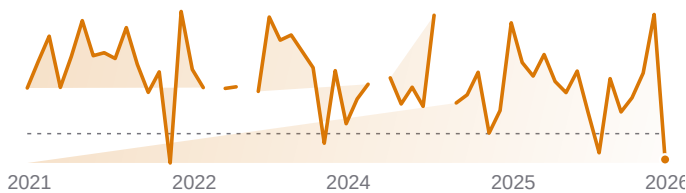
Typical hold before selling

5.4 yrs



Median annualized return at resale

-4.1%



HOUSING STOCK

Homes	1,871
Median value (AVM)	\$222K
Median size	1,968 ft²
Median bedrooms	3
Median year built	1960
Single family	76%
Condos	2.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	3.6%
Owner occupied	47%
Company owned	17%
Median loan-to-value	36%

Typical ownership tenure

10.1 yrs

COMMUNITY

Population	5,679
Density	2 / mi²
Median household income	\$60K
Average household income	\$86K
Crime index (US avg 100)	125
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	29
Homes occupied	84%
Bachelor's or higher	25%
Poverty rate	8.5%
Unemployment	1.2%
Average temp	48°F
Annual precip	15 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.