

Park County, CO

County · CO · Colorado

SELLER'S MARKET

\$570K

MEDIAN SALE PRICE

+1.3%

1-YR CHANGE

661

SALES (12 MO)

\$534K

MEDIAN VALUE (AVM)

Market temperature

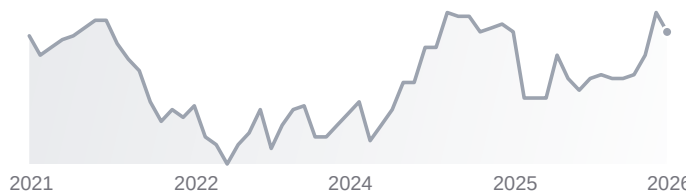
Seller's market · 70 / 100



MARKET TRENDS (5 YEARS)

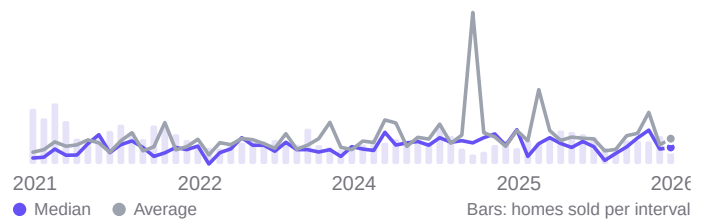
Market temperature (0-100)

70 / 100



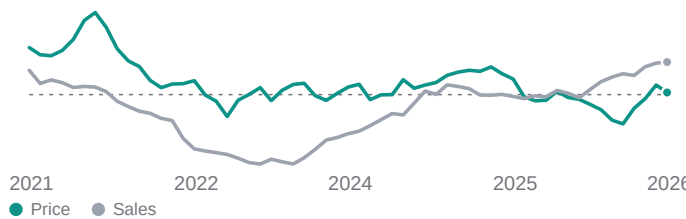
Sale prices

Median \$535K · Average \$593K



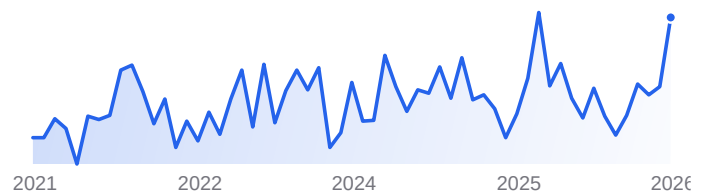
Growth (year over year)

Price +1.3% · Sales +19.1%



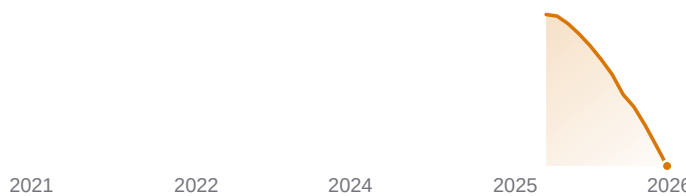
Price per square foot

\$518/ft²



Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

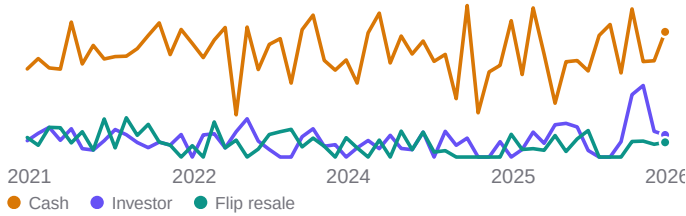
4.7%



BUYERS & OUTCOMES

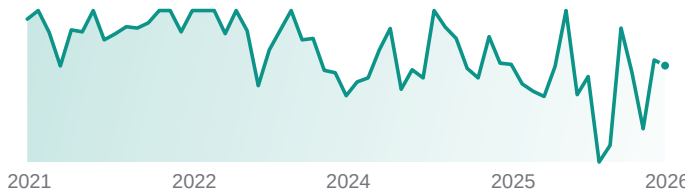
Buyer mix

Cash 31% · Investor 5.6% · Flip resale 3.7%



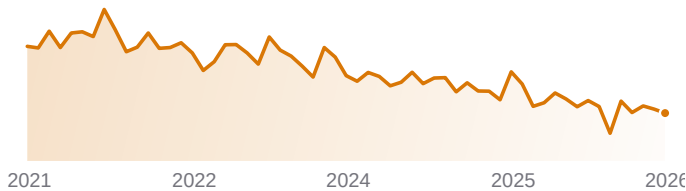
Sellers who sold at a gain

93%

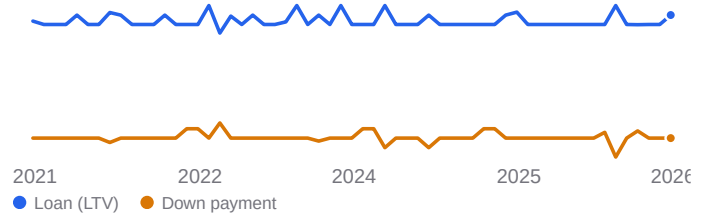


Median annualized return at resale

+4.9%

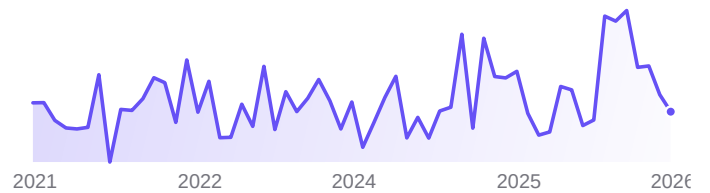


Financing (share of purchase price) Loan (LTV) 85% · Down payment 20%



Typical hold before selling

6.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	14,010
Median value (AVM)	\$534K
Median size	1,280 ft²
Median bedrooms	3
Median year built	1994
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.5%
Owner occupied	41%
Company owned	16%
Median loan-to-value	36%
Typical ownership tenure	9.1 yrs

COMMUNITY

Population	18,468
Density	8 / mi²
Median household income	\$90K
Average household income	\$110K
Crime index (US avg 100)	96
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	60
Homes occupied	61%
Bachelor's or higher	23%
Poverty rate	7.2%
Unemployment	1.3%
Average temp	38°F
Annual precip	20 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.