

Pitkin County, CO

County · CO · Colorado

BUYER'S MARKET

\$1.4M

MEDIAN SALE PRICE

-41.3%

1-YR CHANGE

557

SALES (12 MO)

\$1.9M

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



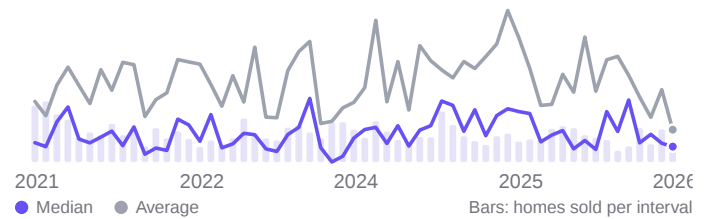
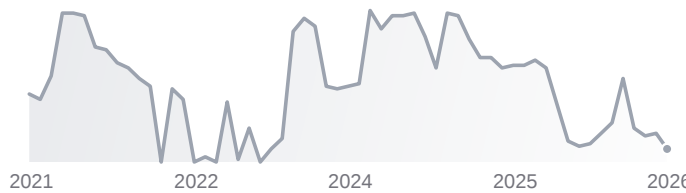
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

33 / 100

Sale prices

Median \$1.2M · Average \$2M

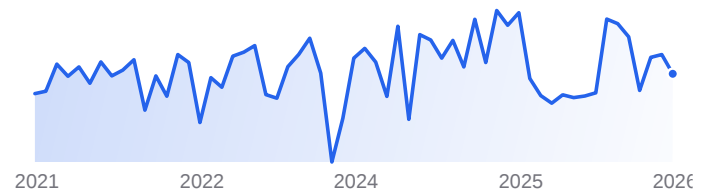
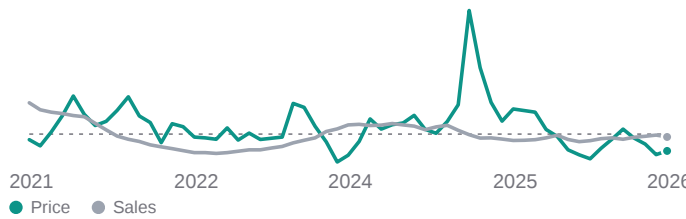


Growth (year over year)

Price -41.3% · Sales -7.0%

Price per square foot

\$1311/ft²

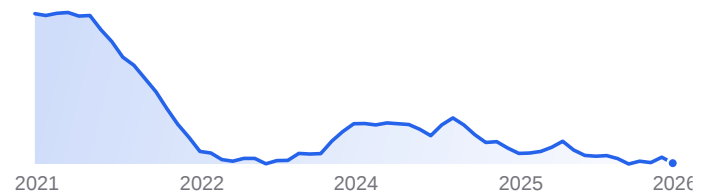
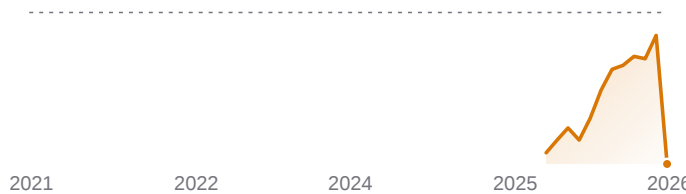


Sale premium vs estimated value

-7.0%

Annual turnover (share of homes sold)

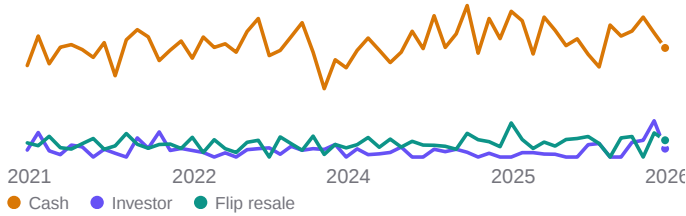
4.4%



BUYERS & OUTCOMES

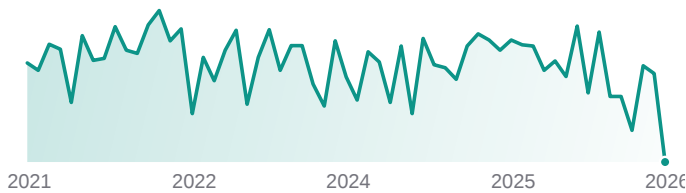
Buyer mix

Cash 59% · Investor 4.5% · Flip resale 9.1%



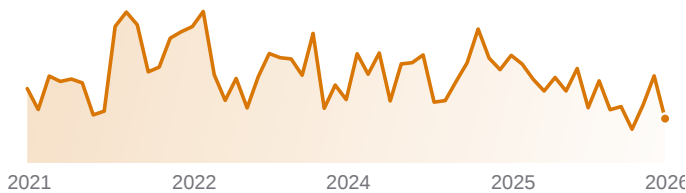
Sellers who sold at a gain

71%

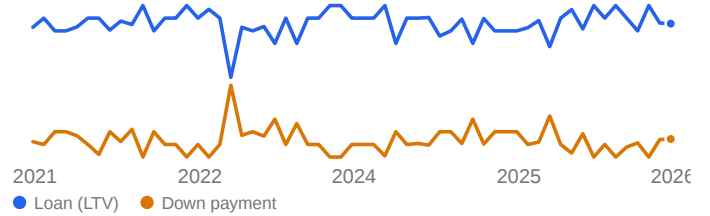


Median annualized return at resale

+5.6%

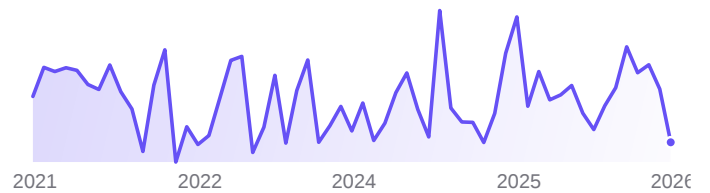


Financing (share of purchase price) Loan (LTV) 73% · Down payment 27%



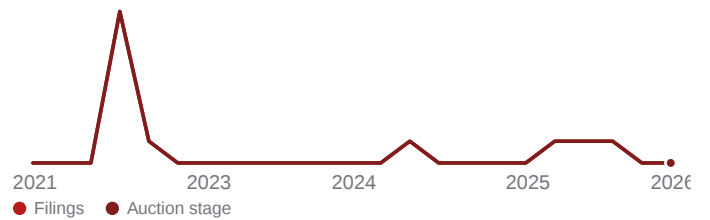
Typical hold before selling

2.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	12,614
Median value (AVM)	\$1.9M
Median size	1,647 ft²
Median bedrooms	3
Median year built	1981
Single family	44%
Condos	49%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	86%
Underwater (LTV 125% or more)	1.4%
Owner occupied	33%
Company owned	47%
Median loan-to-value	9%

Typical ownership tenure

8.7 yrs

COMMUNITY

Population	16,636
Density	17 / mi²
Median household income	\$97K
Average household income	\$169K
Crime index (US avg 100)	84
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	119
Homes occupied	64%
Bachelor's or higher	34%
Poverty rate	7.8%
Unemployment	1.3%
Average temp	37°F
Annual precip	27 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.