

Washington County, CO

County · CO · Colorado

BALANCED MARKET

\$223K

MEDIAN SALE PRICE

+4.4%

1-YR CHANGE

76

SALES (12 MO)

\$236K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

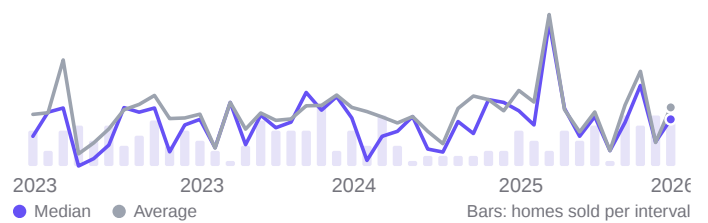
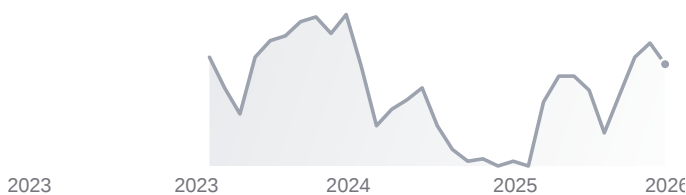
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$210K · Average \$252K

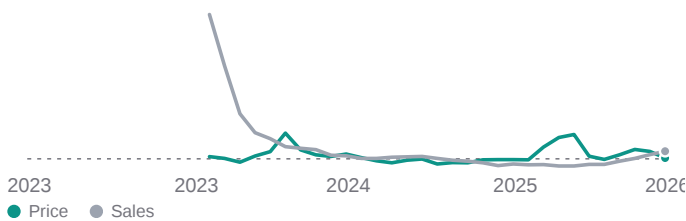


Growth (year over year)

Price +4.4% · Sales +46.2%

Price per square foot

\$169/ft²

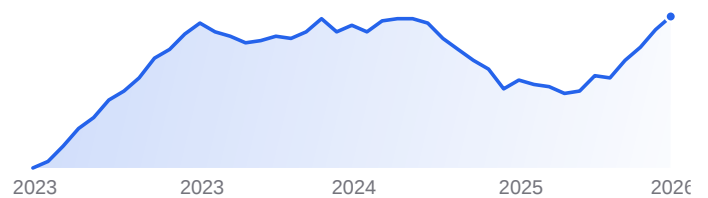


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

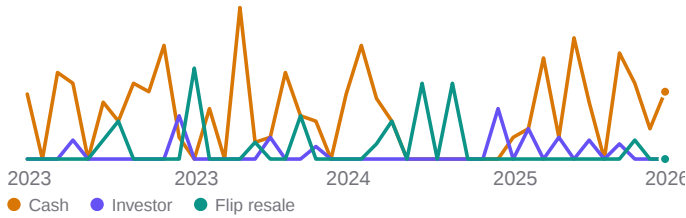
3.2%



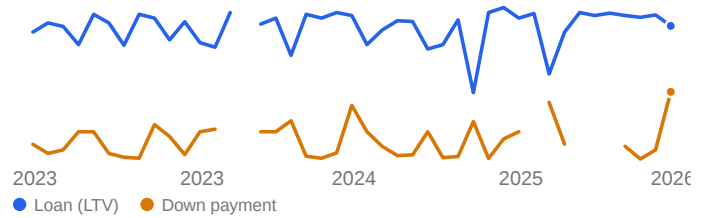
BUYERS & OUTCOMES

Buyer mix

Cash 44% · Investor 0% · Flip resale 0%

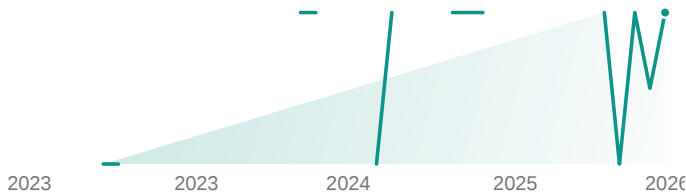


Financing (share of purchase price) Loan (LTV) 93% · Down payment 47%



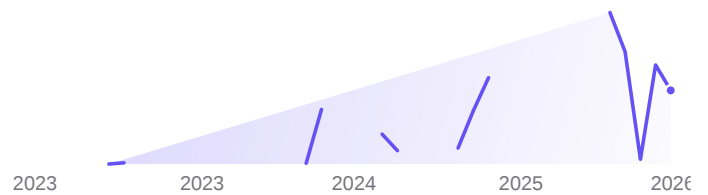
Sellers who sold at a gain

100%



Typical hold before selling

1.6 yrs



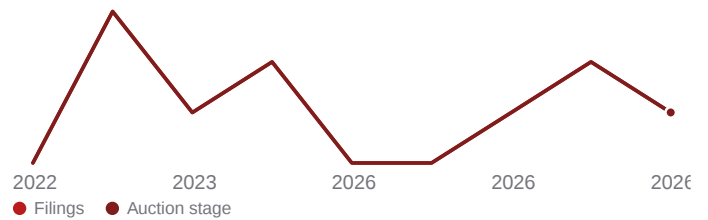
Median annualized return at resale

+1.8%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	2,399
Median value (AVM)	\$236K
Median size	1,359 ft²
Median bedrooms	3
Median year built	1951
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	4.9%
Owner occupied	58%
Company owned	16%
Median loan-to-value	7%
Typical ownership tenure	3.1 yrs

COMMUNITY

Population	4,781
Density	2 / mi ²
Median household income	\$60K
Average household income	\$80K
Crime index (US avg 100)	129
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	17
Homes occupied	87%
Bachelor's or higher	19%
Poverty rate	7.7%
Unemployment	1.1%
Average temp	49°F
Annual precip	17 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.