

Blue River

City · CO · Colorado > Summit County

\$615K

MEDIAN SALE PRICE

5

SALES (12 MO)

\$1.4M

MEDIAN VALUE (AVM)

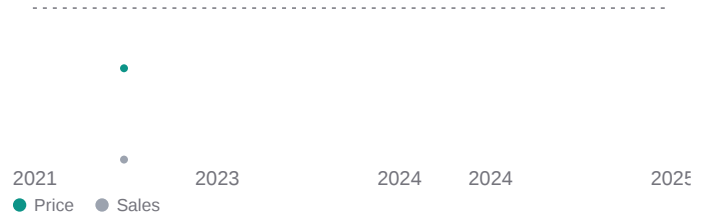
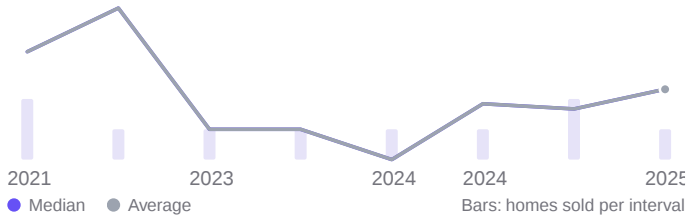
MARKET TRENDS (5 YEARS)

Sale prices

Median \$615K · Average \$615K

Growth (year over year)

Price -13.2% · Sales -33.3%

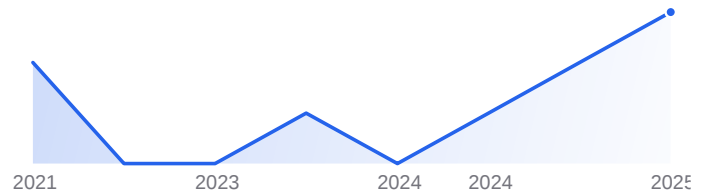
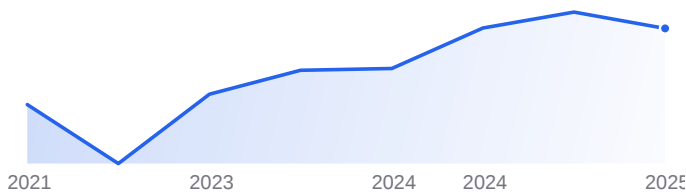


Price per square foot

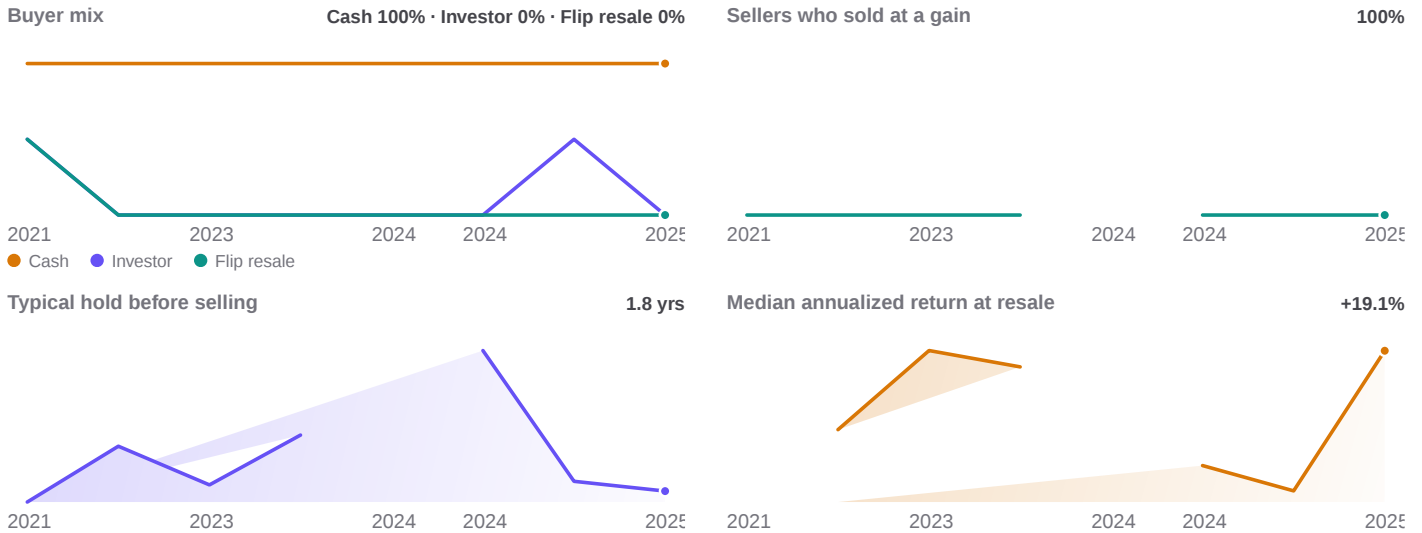
\$731/ft²

Annual turnover (share of homes sold)

42%



BUYERS & OUTCOMES



HOUSING STOCK

Homes	12
Median value (AVM)	\$1.4M
Median size	841 ft²
Median bedrooms	3
Median year built	2024
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	40%
Underwater (LTV 125% or more)	60%
Owner occupied	0%
Company owned	33%
Median loan-to-value	139%
Typical ownership tenure	3.8 yrs

COMMUNITY

Population	843
Density	342 / mi²
Median household income	\$131K
Average household income	\$137K

Crime index (US avg 100)	118
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	69
Homes occupied	49%
Bachelor's or higher	34%
Poverty rate	1.7%
Unemployment	1.2%
Average temp	33°F
Annual precip	26 in
Sunshine	69%

Market metrics are derived from recorded arms-length deeds through April 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.