

# Empire

City · CO · Colorado > Clear Creek County

SELLER'S MARKET

**\$540K**

MEDIAN SALE PRICE

**+54.3%**

1-YR CHANGE

**4**

SALES (12 MO)

**\$433K**

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

Balanced

Seller's market

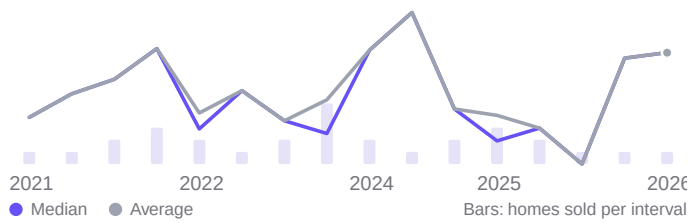
## MARKET TRENDS (5 YEARS)

Sale prices

Median \$550K · Average \$550K

Growth (year over year)

Price +54.3% · Sales -33.3%



Price per square foot

**\$387/ft²**

Sale premium vs estimated value

**+0.0%**



Annual turnover (share of homes sold)

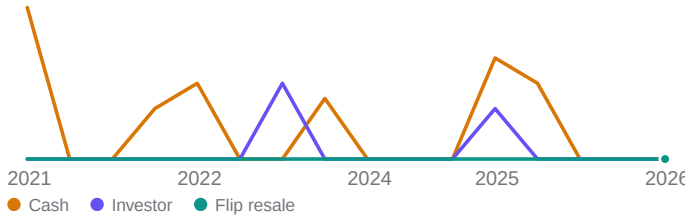
**1.2%**



## BUYERS & OUTCOMES

### Buyer mix

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



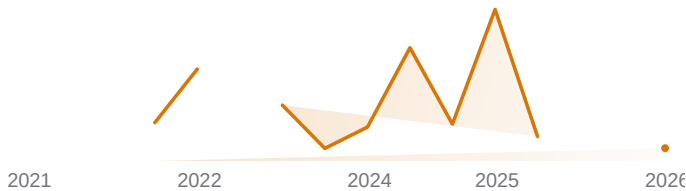
### Sellers who sold at a gain

100%

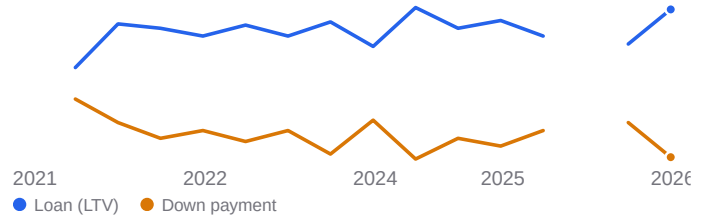


### Median annualized return at resale

+3.9%

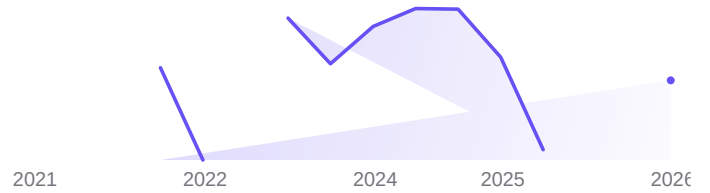


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



### Typical hold before selling

5.2 yrs



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 332       |
| Median value (AVM) | \$433K    |
| Median size        | 1,050 ft² |
| Median bedrooms    | 2         |
| Median year built  | 1968      |
| Single family      | 71%       |
| Condos             | 3.6%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 73%  |
| Underwater (LTV 125% or more) | 1.0% |
| Owner occupied                | 16%  |
| Company owned                 | 18%  |
| Median loan-to-value          | 23%  |

Typical ownership tenure

6.2 yrs

## COMMUNITY

|                                  |                         |
|----------------------------------|-------------------------|
| Population                       | 327                     |
| Density                          | 1,218 / mi <sup>2</sup> |
| Median household income          | \$57K                   |
| Average household income         | \$82K                   |
| Crime index (US avg 100)         | 141                     |
| Air pollution index (US avg 100) | 93                      |
| Earthquake index (US avg 100)    | 62                      |
| Homes occupied                   | 80%                     |
| Bachelor's or higher             | 28%                     |
| Poverty rate                     | 13.8%                   |
| Unemployment                     | 1.3%                    |
| Average temp                     | 32°F                    |
| Annual precip                    | 28 in                   |
| Sunshine                         | 69%                     |

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.