

Bailey 80421

ZIP code · CO · Colorado · Park County

SELLER'S MARKET

\$571K

MEDIAN SALE PRICE

-4.7%

1-YR CHANGE

229

SALES (12 MO)

\$557K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100



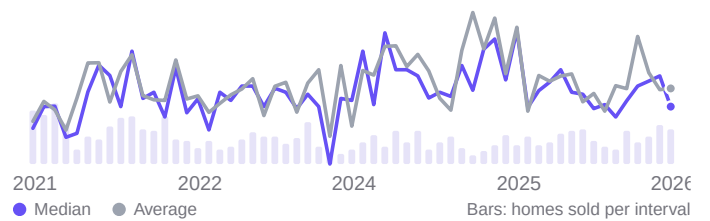
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

68 / 100

Sale prices

Median \$525K · Average \$569K

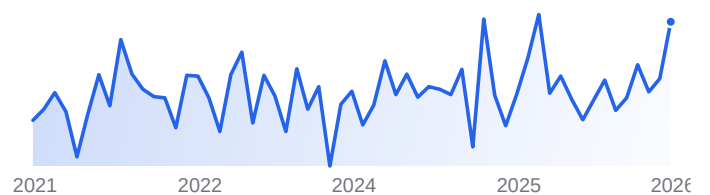
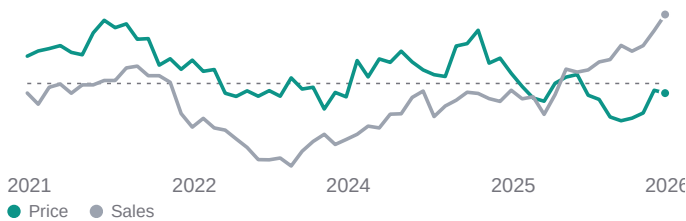


Growth (year over year)

Price -4.7% · Sales +33.9%

Price per square foot

\$544/ft²

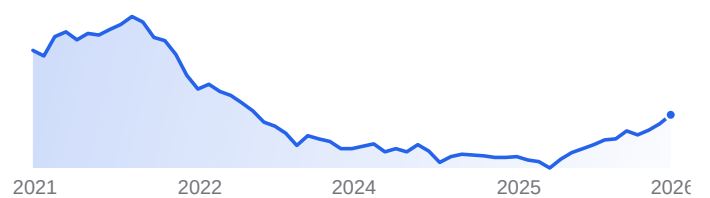
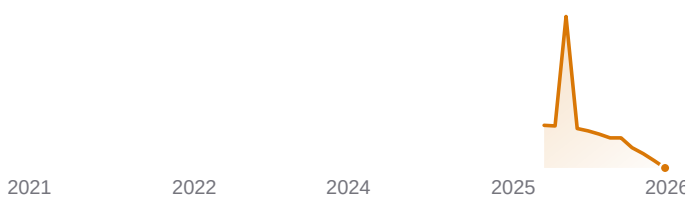


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

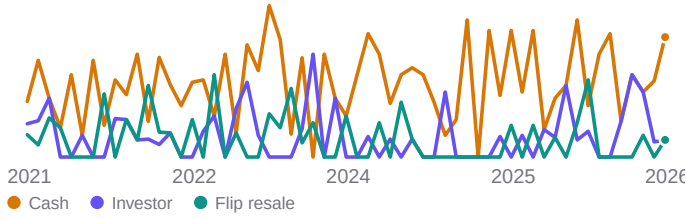
5.4%



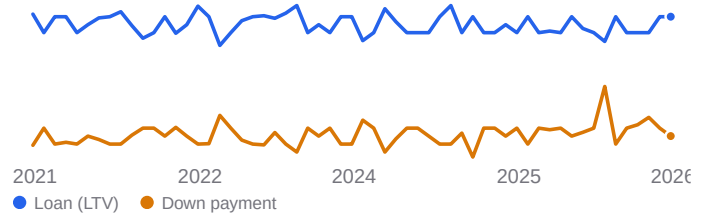
BUYERS & OUTCOMES

Buyer mix

Cash 29% · Investor 4.2% · Flip resale 4.2%

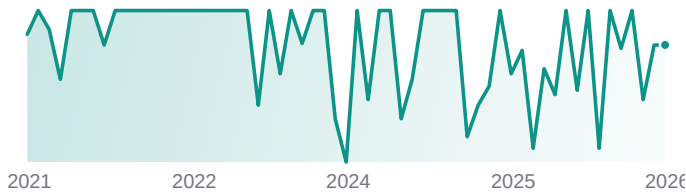


Financing (share of purchase price) Loan (LTV) 90% · Down payment 15%



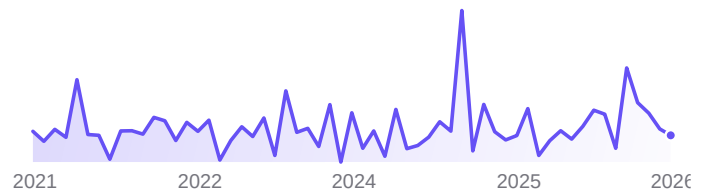
Sellers who sold at a gain

95%



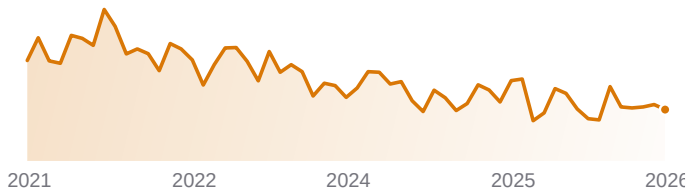
Typical hold before selling

5.5 yrs



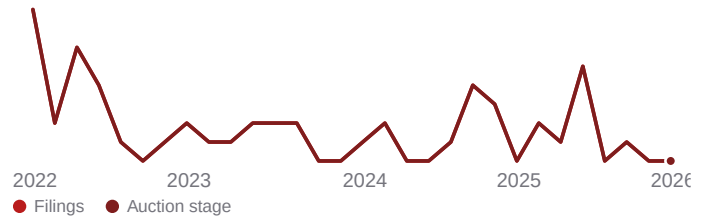
Median annualized return at resale

+4.9%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,206
Median value (AVM)	\$557K
Median size	1,250 ft²
Median bedrooms	3
Median year built	1986
Single family	93%
Condos	1.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	2.1%
Owner occupied	76%
Company owned	11%
Median loan-to-value	48%

Typical ownership tenure

9.1 yrs

COMMUNITY

Population	7,098
Density	45 / mi²
Median household income	\$100K
Average household income	\$115K
Crime index (US avg 100)	66
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	53
Homes occupied	85%
Bachelor's or higher	27%
Poverty rate	5.5%
Unemployment	1.4%
Average temp	38°F
Annual precip	25 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.