

Dillon 80435

ZIP code · CO · Colorado > Summit County > Dillon

BALANCED MARKET

\$845K

MEDIAN SALE PRICE

+2.4%

1-YR CHANGE

293

SALES (12 MO)

\$821K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



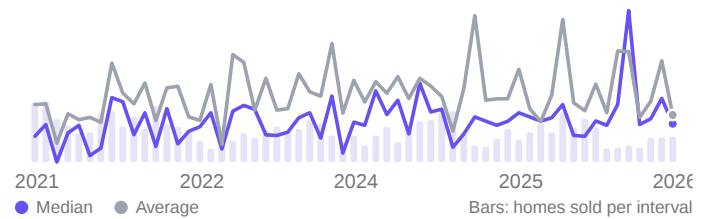
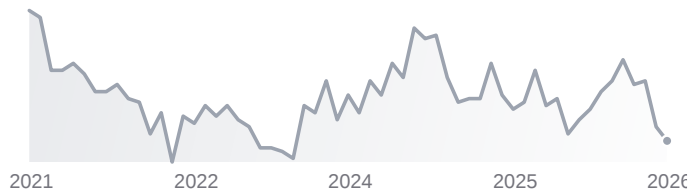
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$785K · Average \$837K

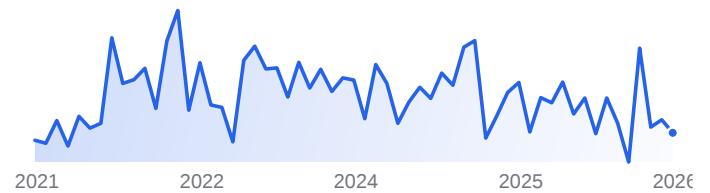
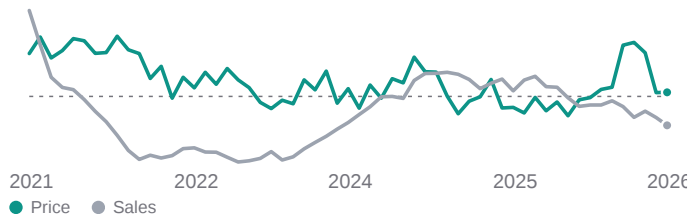


Growth (year over year)

Price +2.4% · Sales -17.2%

Price per square foot

\$630/ft²

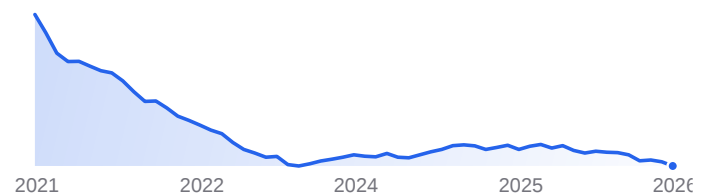


Sale premium vs estimated value

-1.8%

Annual turnover (share of homes sold)

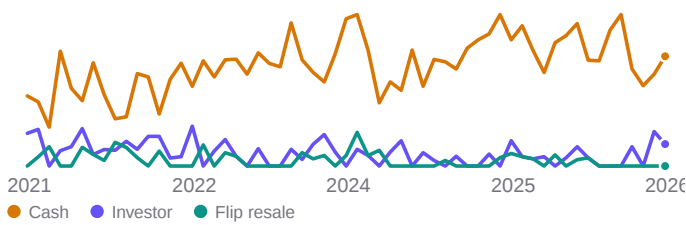
4.0%



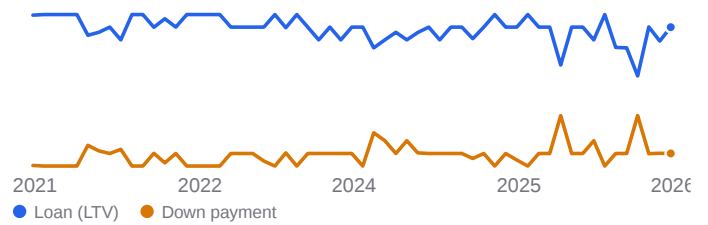
BUYERS & OUTCOMES

Buyer mix

Cash 43% · Investor 8.7% · Flip resale 0%

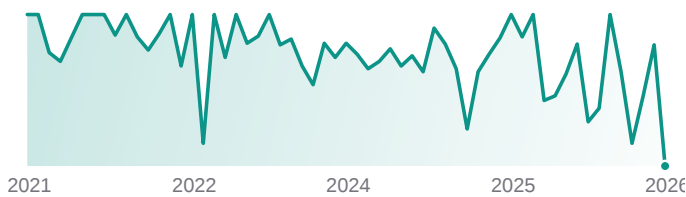


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



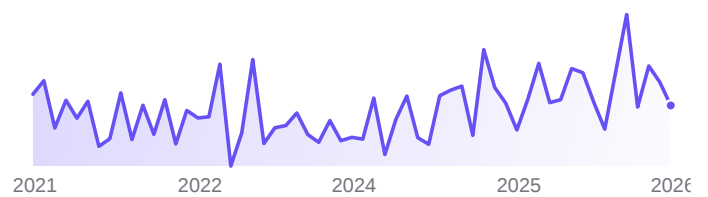
Sellers who sold at a gain

71%



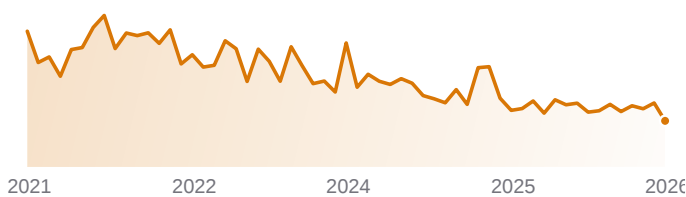
Typical hold before selling

5.8 yrs



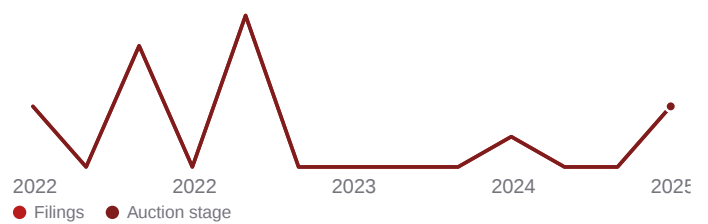
Median annualized return at resale

+5.1%



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	7,395
Median value (AVM)	\$821K
Median size	1,121 ft²
Median bedrooms	2
Median year built	1984
Single family	25%
Condos	68%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	0.4%
Owner occupied	8.9%
Company owned	29%
Median loan-to-value	25%

Typical ownership tenure

11.1 yrs

COMMUNITY

Population	7,297
Density	42 / mi²
Median household income	\$107K
Average household income	\$115K
Crime index (US avg 100)	82
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	69
Homes occupied	42%
Bachelor's or higher	36%
Poverty rate	14.4%
Unemployment	1.3%
Average temp	30°F
Annual precip	28 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.