

Evergreen 80439

ZIP code · CO · Colorado > Clear Creek County > Evergreen

BALANCED MARKET

\$898K

MEDIAN SALE PRICE

-11.5%

1-YR CHANGE

544

SALES (12 MO)

\$915K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



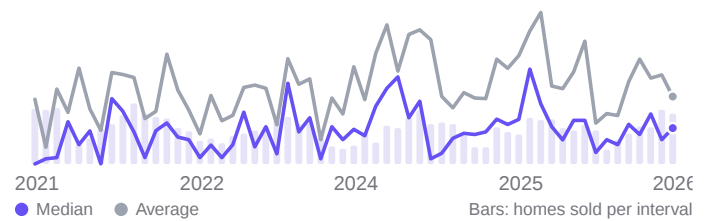
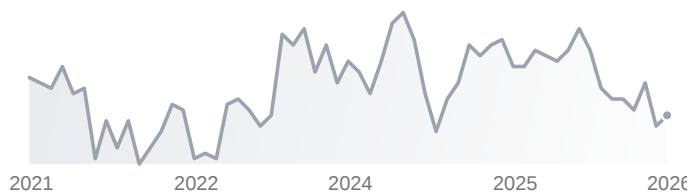
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$895K · Average \$1M

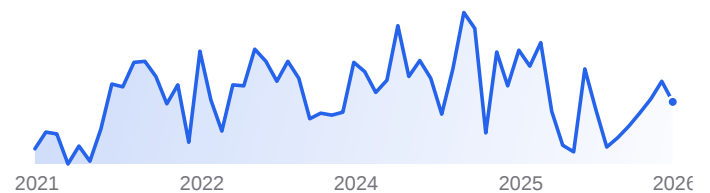
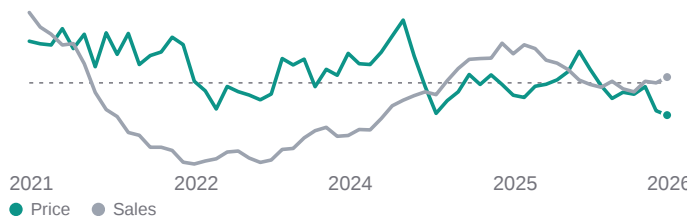


Growth (year over year)

Price -11.5% · Sales +2.1%

Price per square foot

\$481/ft²

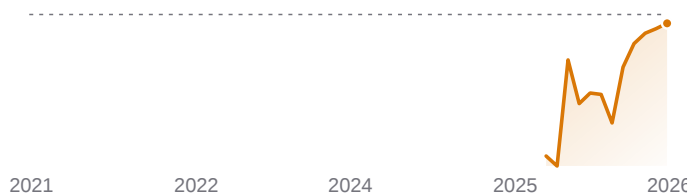


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

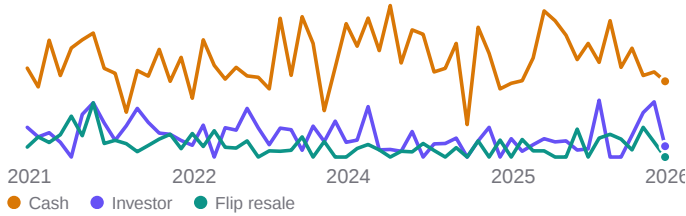
5.0%



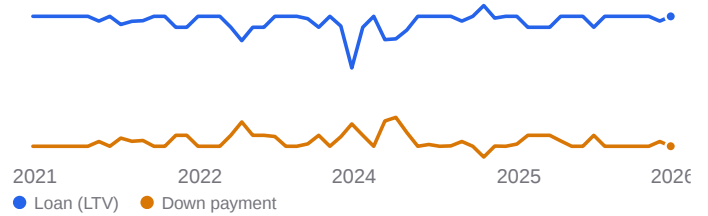
BUYERS & OUTCOMES

Buyer mix

Cash 22% · Investor 3.2% · Flip resale 0%

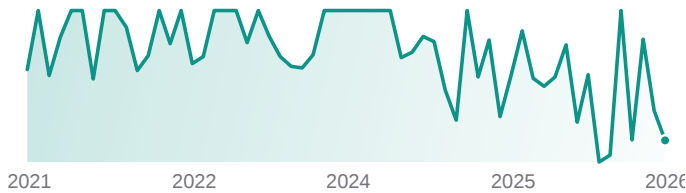


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



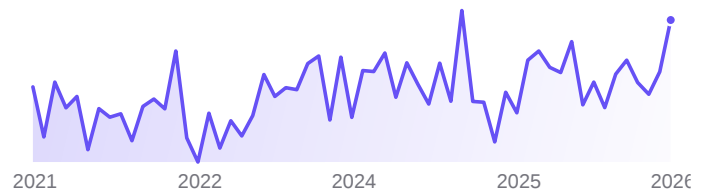
Sellers who sold at a gain

88%



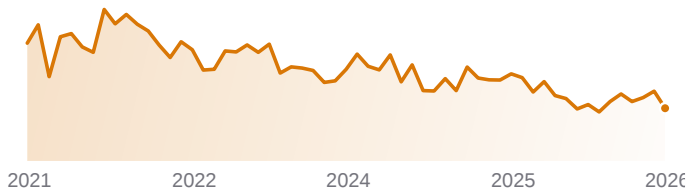
Typical hold before selling

10.0 yrs



Median annualized return at resale

+4.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	10,831
Median value (AVM)	\$915K
Median size	1,868 ft²
Median bedrooms	3
Median year built	1979
Single family	91%
Condos	3.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.9%
Owner occupied	81%
Company owned	22%
Median loan-to-value	38%

Typical ownership tenure

8.8 yrs

COMMUNITY

Population	26,385
Density	146 / mi²
Median household income	\$150K
Average household income	\$177K
Crime index (US avg 100)	79
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	48
Homes occupied	91%
Bachelor's or higher	42%
Poverty rate	3.3%
Unemployment	1.4%
Average temp	41°F
Annual precip	22 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.