

Granby 80446

ZIP code · CO · Colorado > Grand County > Granby

BALANCED MARKET

\$538K

MEDIAN SALE PRICE

-23.3%

1-YR CHANGE

196

SALES (12 MO)

\$671K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



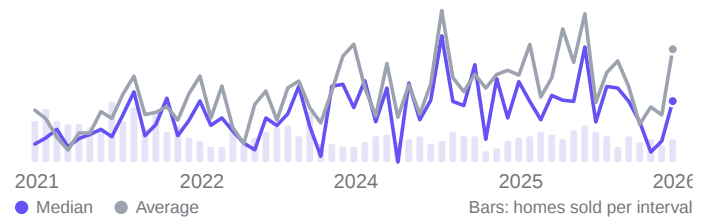
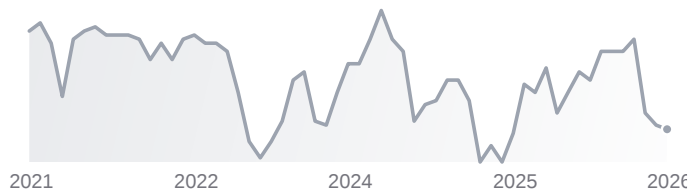
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$700K · Average \$978K

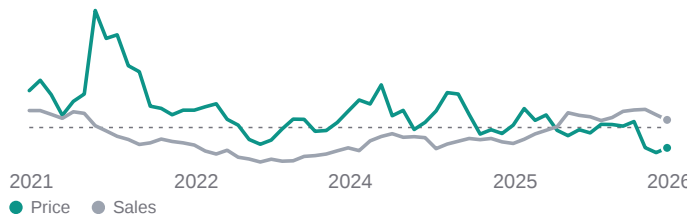


Growth (year over year)

Price -23.3% · Sales +8.9%

Price per square foot

\$430/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

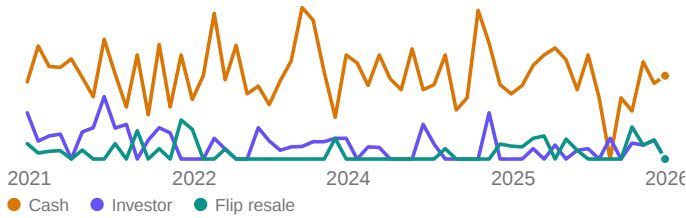
5.5%



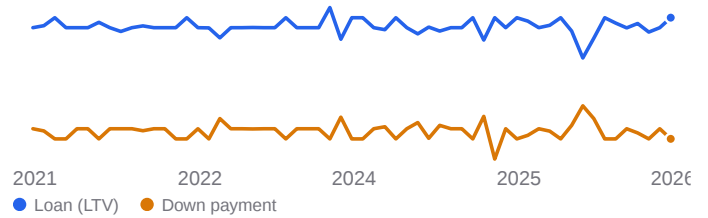
BUYERS & OUTCOMES

Buyer mix

Cash 40% · Investor 0% · Flip resale 0%

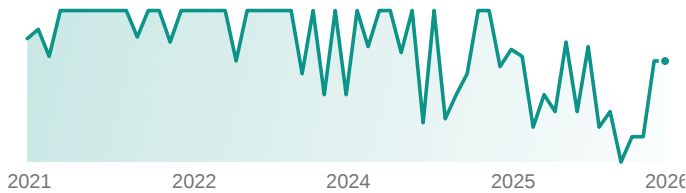


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



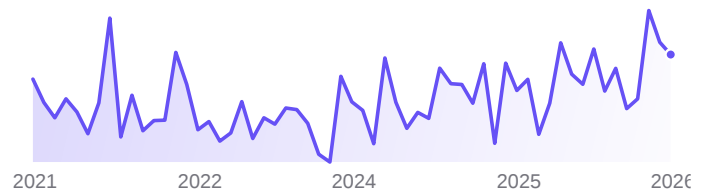
Sellers who sold at a gain

90%



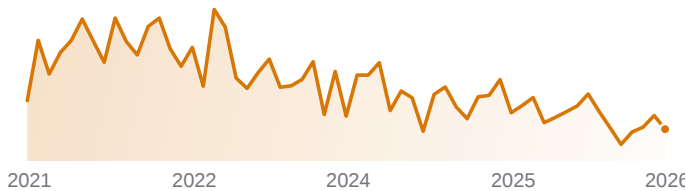
Typical hold before selling

6.0 yrs



Median annualized return at resale

+5.0%



HOUSING STOCK

Homes	3,558
Median value (AVM)	\$671K
Median size	1,734 ft²
Median bedrooms	3
Median year built	2000
Single family	65%
Condos	25%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	1.4%
Owner occupied	8.1%
Company owned	30%
Median loan-to-value	23%

Typical ownership tenure

6.2 yrs

COMMUNITY

Population	5,427
Density	15 / mi ²
Median household income	\$75K
Average household income	\$96K
Crime index (US avg 100)	60
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	63
Homes occupied	57%
Bachelor's or higher	20%
Poverty rate	4.6%
Unemployment	1.0%
Average temp	36°F
Annual precip	21 in
Sunshine	71%

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.