

Grand Lake 80447

ZIP code · CO · Colorado > Grand County > Grand Lake

BALANCED MARKET

\$747K

MEDIAN SALE PRICE

-24.3%

1-YR CHANGE

130

SALES (12 MO)

\$737K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



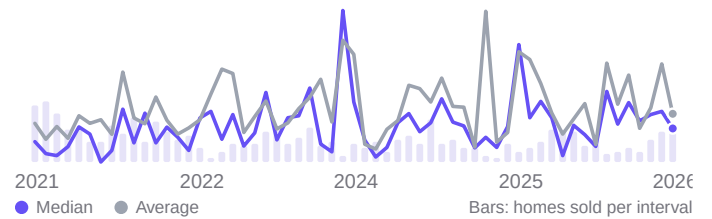
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$665K · Average \$781K

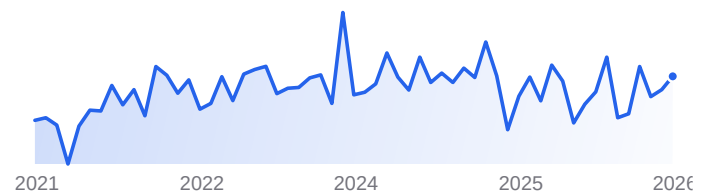
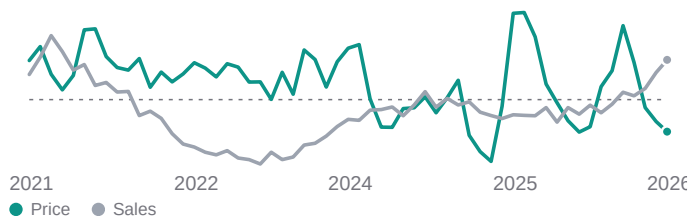


Growth (year over year)

Price -24.3% · Sales +30.0%

Price per square foot

\$521/ft²

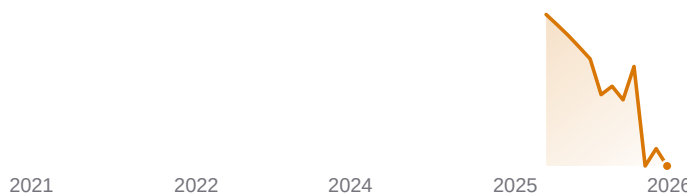


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

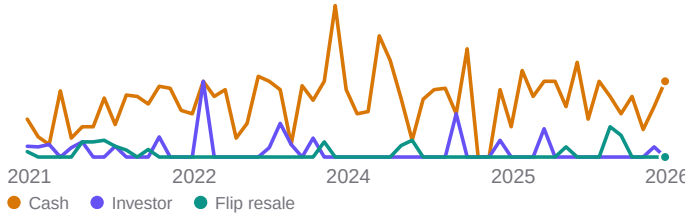
3.6%



BUYERS & OUTCOMES

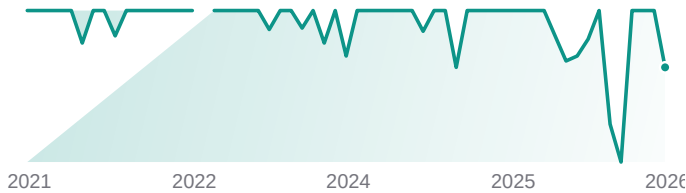
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



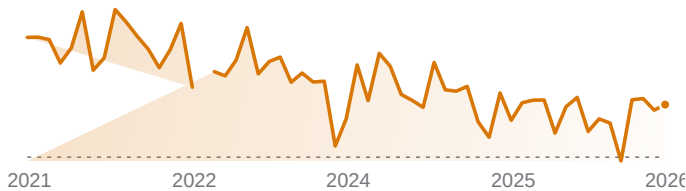
Sellers who sold at a gain

75%

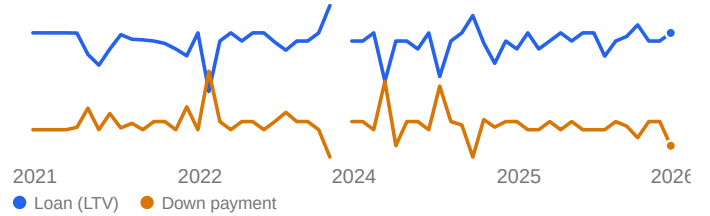


Median annualized return at resale

+7.3%

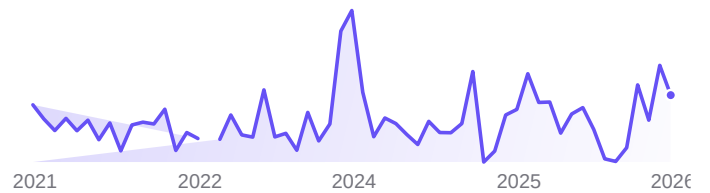


Financing (share of purchase price) Loan (LTV) 80% · Down payment 10%



Typical hold before selling

7.8 yrs



HOUSING STOCK

Homes	3,615
Median value (AVM)	\$737K
Median size	1,568 ft²
Median bedrooms	3
Median year built	1986
Single family	79%
Condos	14%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	80%
Underwater (LTV 125% or more)	0.9%
Owner occupied	4.3%
Company owned	33%
Median loan-to-value	11%

Typical ownership tenure

8.2 yrs

COMMUNITY

Population	2,114
Density	13 / mi ²
Median household income	\$80K
Average household income	\$91K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	64
Homes occupied	34%
Bachelor's or higher	26%
Poverty rate	2.3%
Unemployment	0.8%
Average temp	36°F
Annual precip	18 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.