

Hartsel 80449

ZIP code · CO · Colorado > Park County > Hartsel

SELLER'S MARKET

\$487K

MEDIAN SALE PRICE

+31.8%

1-YR CHANGE

45

SALES (12 MO)

\$437K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100

Buyer's market

Balanced

Seller's market

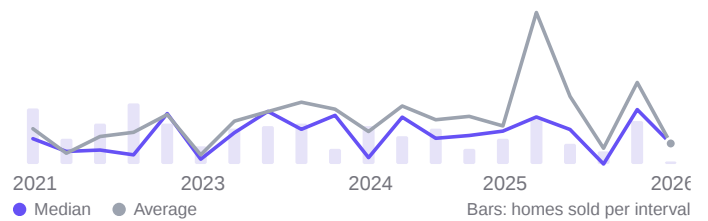
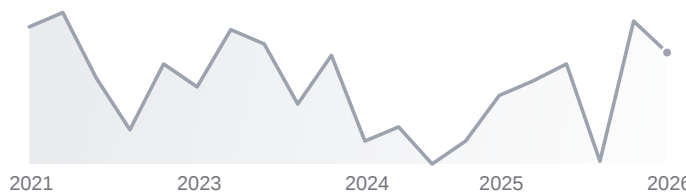
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

66 / 100

Sale prices

Median \$364K · Average \$364K

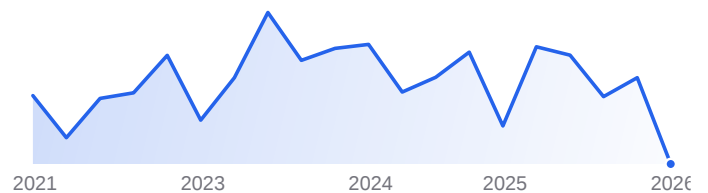
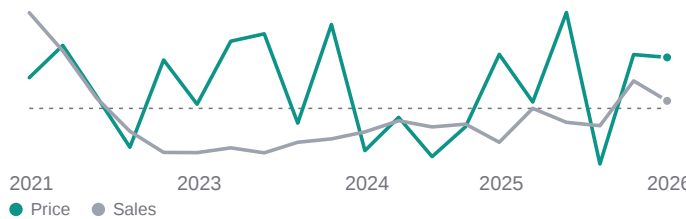


Growth (year over year)

Price +31.8% · Sales +4.7%

Price per square foot

\$173/ft²

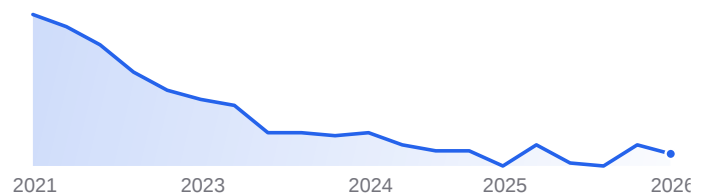


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

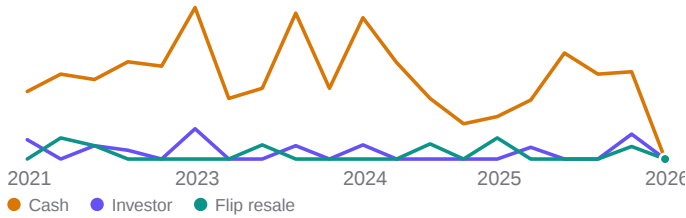
3.6%



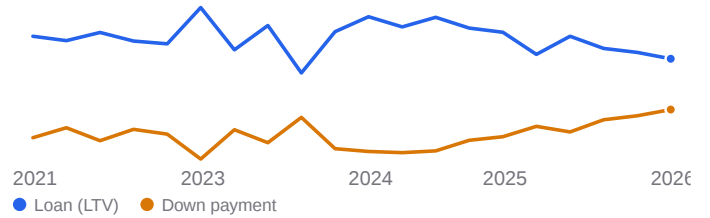
BUYERS & OUTCOMES

Buyer mix

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

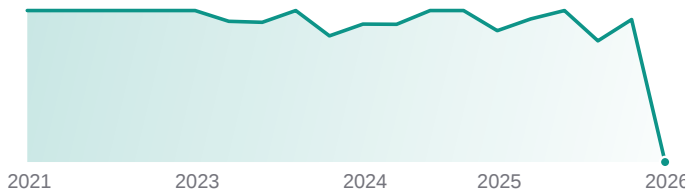


Financing (share of purchase price) Loan (LTV) 66% · Down payment 34%



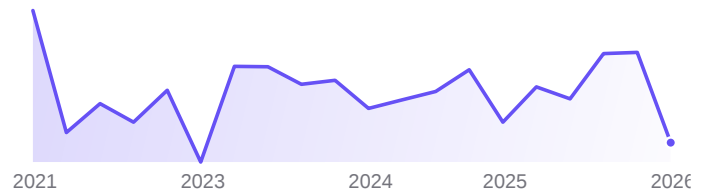
Sellers who sold at a gain

0%



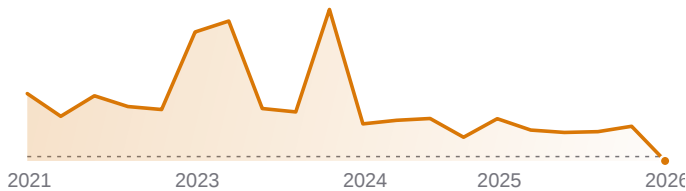
Typical hold before selling

4.2 yrs



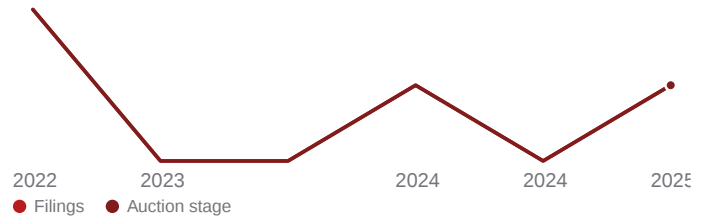
Median annualized return at resale

-1.3%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	1,253
Median value (AVM)	\$437K
Median size	1,328 ft²
Median bedrooms	2
Median year built	2002
Single family	77%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	1.0%
Owner occupied	25%
Company owned	16%
Median loan-to-value	19%
Typical ownership tenure	9.9 yrs

COMMUNITY

Population	1,081
Density	3 / mi ²
Median household income	\$67K
Average household income	\$100K
Crime index (US avg 100)	125
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	60
Homes occupied	47%
Bachelor's or higher	21%
Poverty rate	7.9%
Unemployment	0.8%
Average temp	37°F
Annual precip	14 in
Sunshine	70%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.