

Leadville 80461

ZIP code · CO · Colorado · Lake County · Leadville

BUYER'S MARKET

\$611K

MEDIAN SALE PRICE

+4.8%

1-YR CHANGE

109

SALES (12 MO)

\$523K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



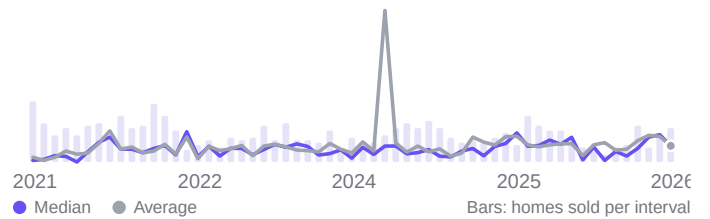
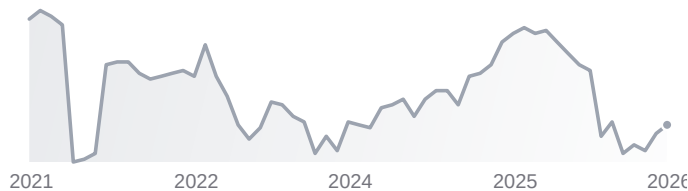
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

34 / 100

Sale prices

Median \$532K · Average \$531K

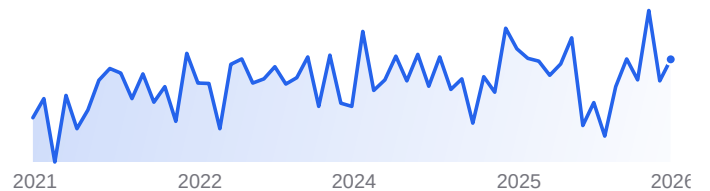
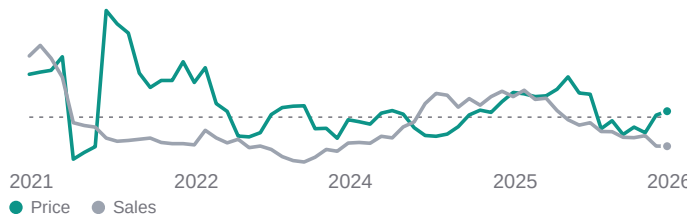


Growth (year over year)

Price +4.8% · Sales -23.8%

Price per square foot

\$432/ft²

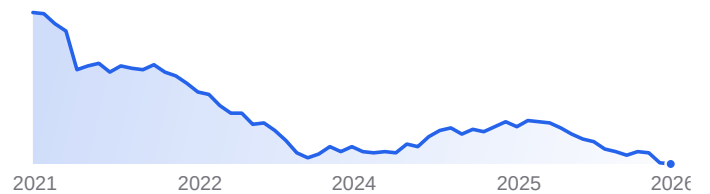
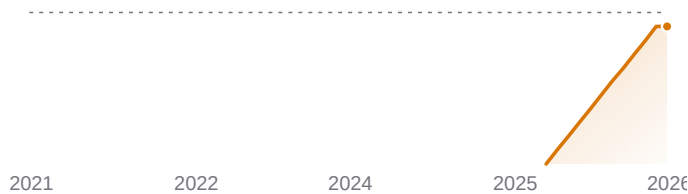


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

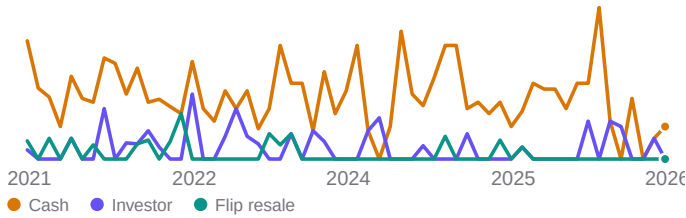
2.8%



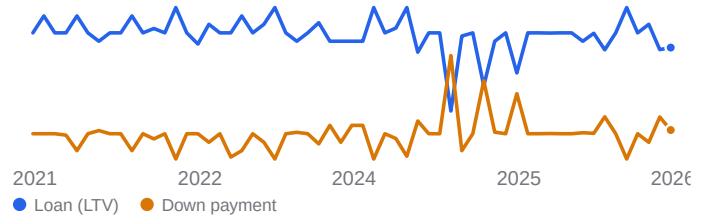
BUYERS & OUTCOMES

Buyer mix

Cash 14% · Investor 0% · Flip resale 0%

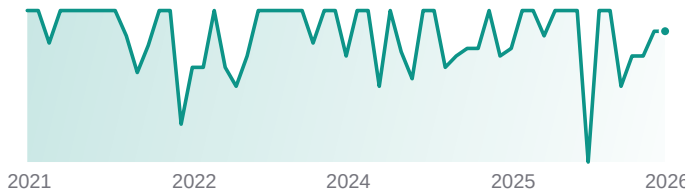


Financing (share of purchase price) Loan (LTV) 71% · Down payment 22%



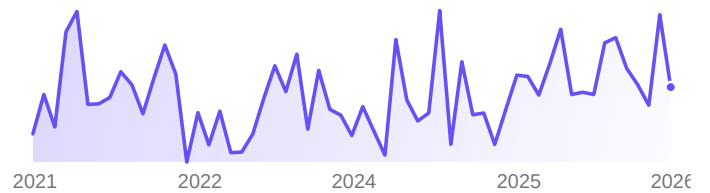
Sellers who sold at a gain

91%



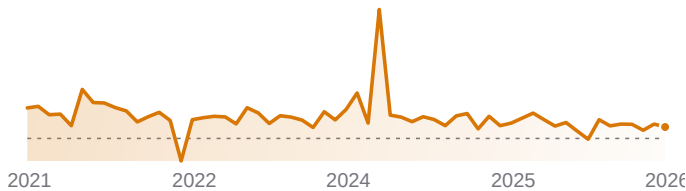
Typical hold before selling

5.3 yrs



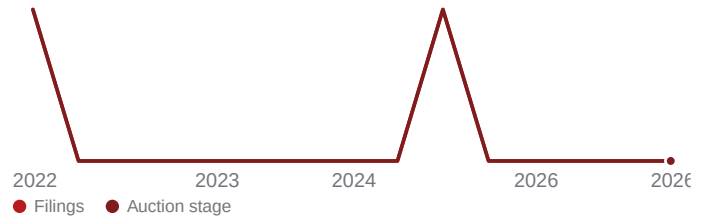
Median annualized return at resale

+6.5%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,917
Median value (AVM)	\$523K
Median size	1,248 ft²
Median bedrooms	3
Median year built	1967
Single family	81%
Condos	2.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	1.0%
Owner occupied	43%
Company owned	15%
Median loan-to-value	24%

Typical ownership tenure

9.8 yrs

COMMUNITY

Population	7,833
Density	19 / mi²
Median household income	\$79K
Average household income	\$99K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	83
Homes occupied	73%
Bachelor's or higher	24%
Poverty rate	6.8%
Unemployment	1.3%
Average temp	34°F
Annual precip	19 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.