

Parshall 80468

ZIP code · CO · Colorado > Grand County > Parshall

SELLER'S MARKET

\$755K

MEDIAN SALE PRICE

+98.7%

1-YR CHANGE

4

SALES (12 MO)

\$672K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 79 / 100

Buyer's market

Balanced

Seller's market

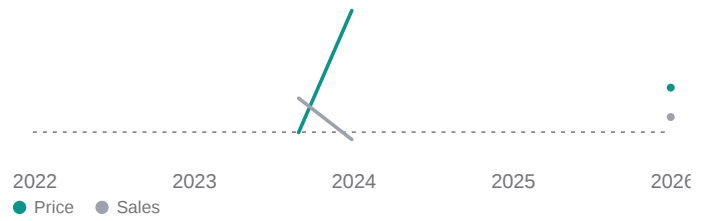
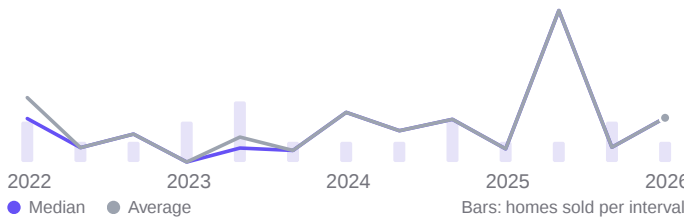
MARKET TRENDS (5 YEARS)

Sale prices

Median \$755K · Average \$755K

Growth (year over year)

Price +98.7% · Sales +33.3%

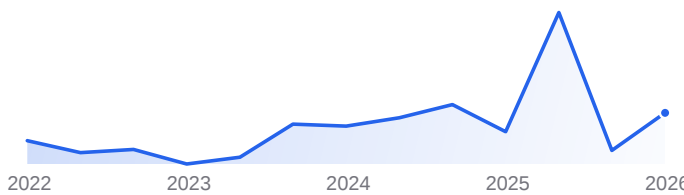


Price per square foot

\$482/ft²

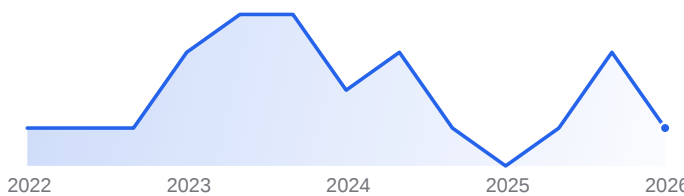
Sale premium vs estimated value

-0.2%



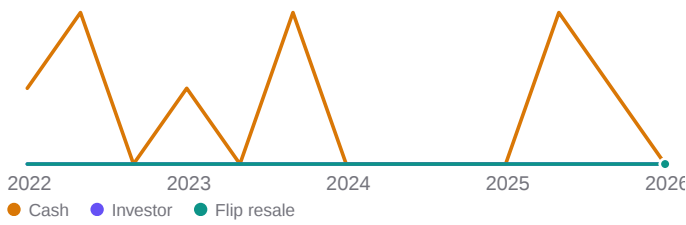
Annual turnover (share of homes sold)

2.5%



BUYERS & OUTCOMES

Buyer mix

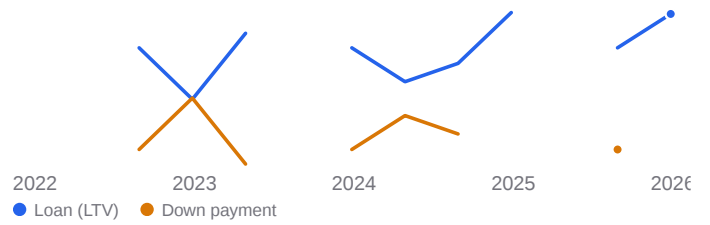


Sellers who sold at a gain

100%

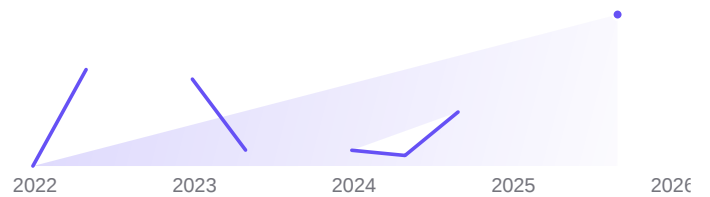


Financing (share of purchase price) Loan (LTV) 100% · Down payment 20%



Typical hold before selling

20.1 yrs



HOUSING STOCK

Homes	161
Median value (AVM)	\$672K
Median size	1,568 ft²
Median bedrooms	3
Median year built	1980
Single family	89%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	0%
Owner occupied	38%
Company owned	22%
Median loan-to-value	23%

Typical ownership tenure

11.1 yrs

COMMUNITY

Population	1,085
Density	3 / mi²
Median household income	\$120K
Average household income	\$126K
Crime index (US avg 100)	131
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	67
Homes occupied	54%
Bachelor's or higher	20%
Poverty rate	5.6%
Unemployment	1.1%
Average temp	35°F
Annual precip	32 in
Sunshine	71%

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