

Phippsburg 80469

ZIP code · CO · Colorado > Routt County > Phippsburg

SELLER'S MARKET

\$708K

MEDIAN SALE PRICE

+71.3%

1-YR CHANGE

6

SALES (12 MO)

\$492K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

Balanced

Seller's market

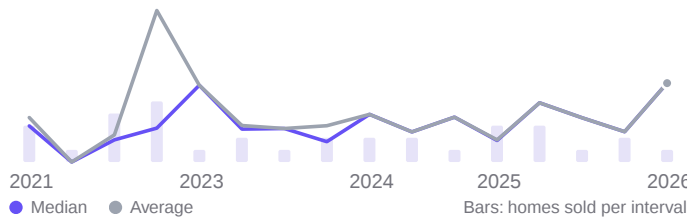
MARKET TRENDS (5 YEARS)

Sale prices

Median \$708K · Average \$708K

Growth (year over year)

Price +71.3% · Sales +0.0%

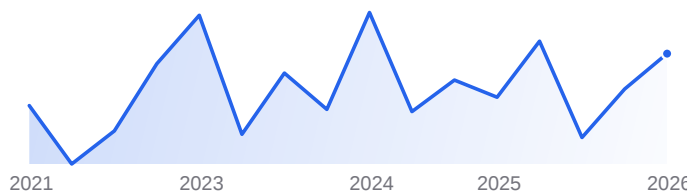


Price per square foot

\$366/ft²

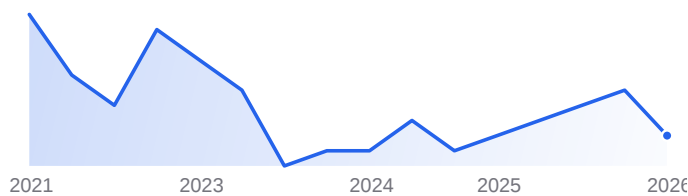
Sale premium vs estimated value

-3.0%



Annual turnover (share of homes sold)

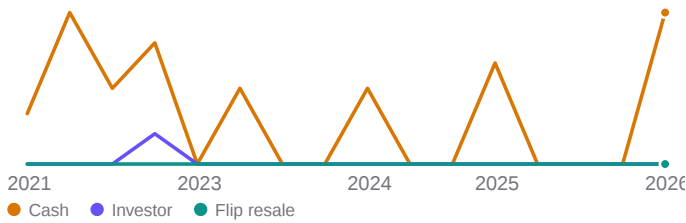
4.2%



BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



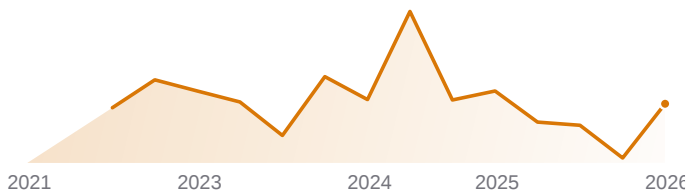
Sellers who sold at a gain

100%

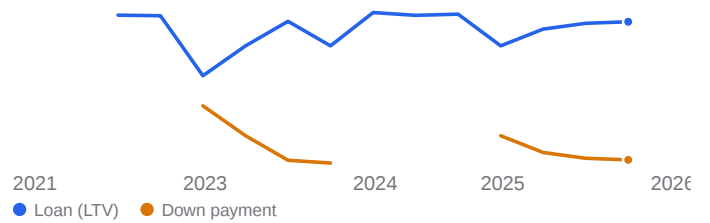


Median annualized return at resale

+11.8%

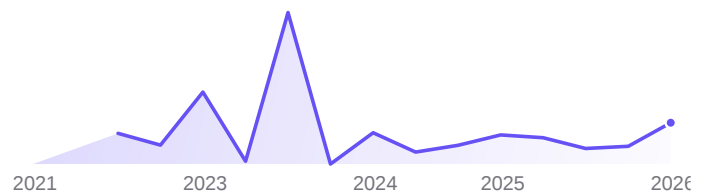


Financing (share of purchase price) Loan (LTV) 96% · Down payment 4.0%



Typical hold before selling

6.3 yrs



HOUSING STOCK

Homes	144
Median value (AVM)	\$492K
Median size	1,344 ft²
Median bedrooms	2
Median year built	1948
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	0%
Owner occupied	18%
Company owned	15%
Median loan-to-value	30%
Typical ownership tenure	7.7 yrs

COMMUNITY

Population	30
Density	3 / mi²
Median household income	\$88K
Average household income	\$106K
Crime index (US avg 100)	152
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	68
Homes occupied	74%
Bachelor's or higher	25%
Poverty rate	2.1%
Unemployment	1.4%
Average temp	38°F
Annual precip	23 in
Sunshine	71%

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.