

Toponas 80479

ZIP code · CO · Colorado · Routt County

\$445K

MEDIAN SALE PRICE

1

SALES (12 MO)

\$704K

MEDIAN VALUE (AVM)

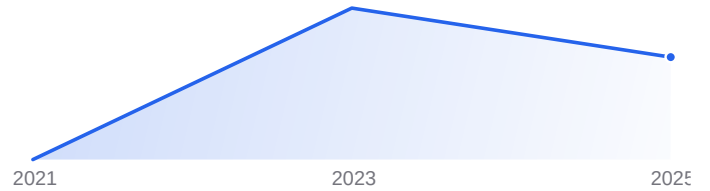
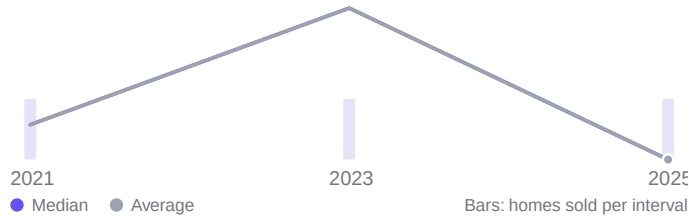
MARKET TRENDS (5 YEARS)

Sale prices

Median \$445K · Average \$445K

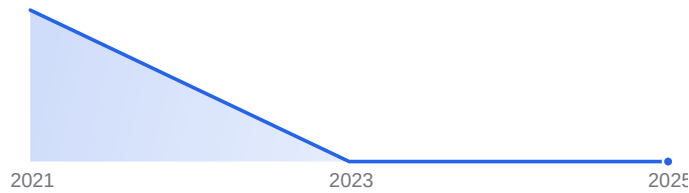
Price per square foot

\$391/ft²



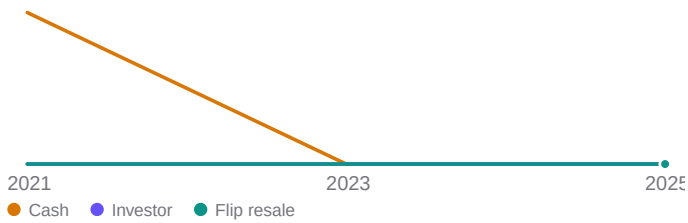
Annual turnover (share of homes sold)

2.5%



BUYERS & OUTCOMES

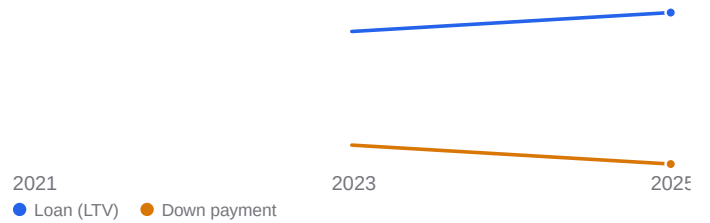
Buyer mix



Sellers who sold at a gain

100%

Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



Typical hold before selling

5.2 yrs

Median annualized return at resale

+4.4%

HOUSING STOCK

Homes	40
Median value (AVM)	\$704K
Median size	1,439 ft²
Median bedrooms	2
Median year built	1973
Single family	25%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	80%
Underwater (LTV 125% or more)	0%
Owner occupied	4.3%
Company owned	50%
Median loan-to-value	7%
Typical ownership tenure	8.8 yrs

COMMUNITY

Population	170
Density	2 / mi ²
Median household income	\$78K
Average household income	\$92K
Crime index (US avg 100)	194
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	70
Homes occupied	75%
Bachelor's or higher	22%
Poverty rate	2.2%
Unemployment	1.5%
Average temp	38°F
Annual precip	22 in
Sunshine	71%

Market metrics are derived from recorded arms-length deeds through July 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.