

Ward 80481

ZIP code · CO · Colorado > Boulder County > Ward

SELLER'S MARKET

\$503K

MEDIAN SALE PRICE

18

SALES (12 MO)

\$429K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100



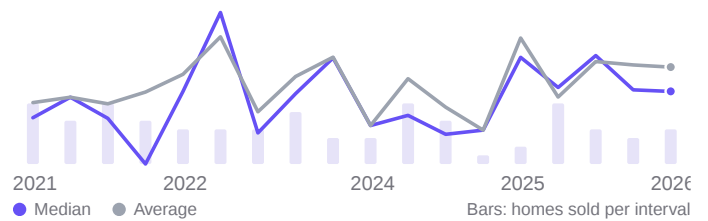
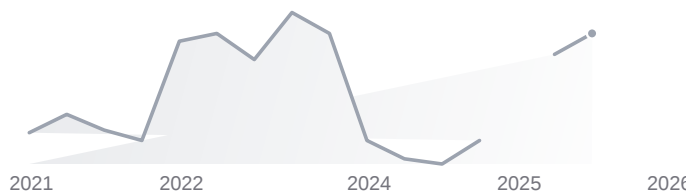
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$503K · Average \$648K

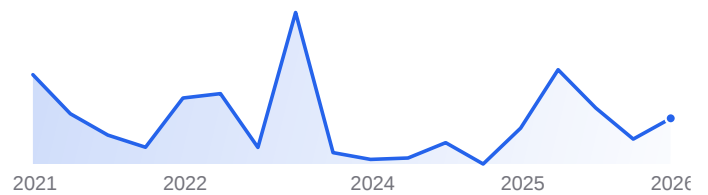
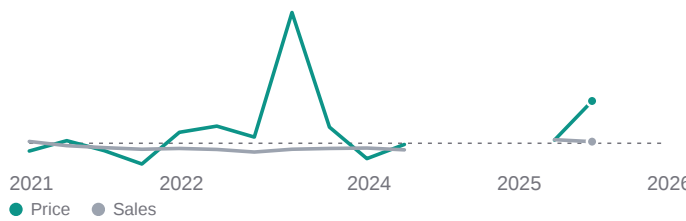


Growth (year over year)

Price +180.5% · Sales +7.1%

Price per square foot

\$357/ft²

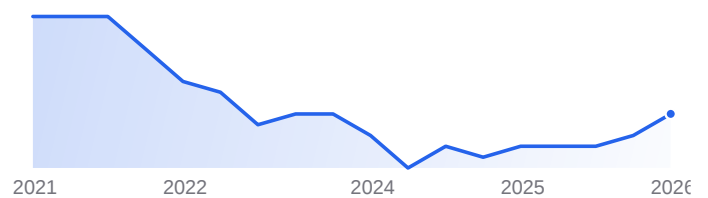


Sale premium vs estimated value

-6.5%

Annual turnover (share of homes sold)

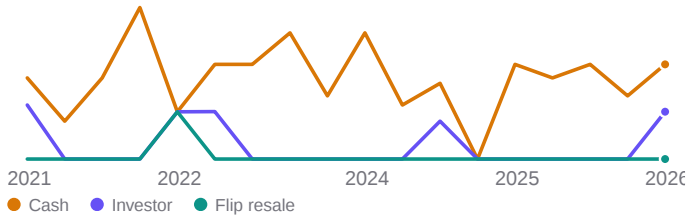
3.6%



BUYERS & OUTCOMES

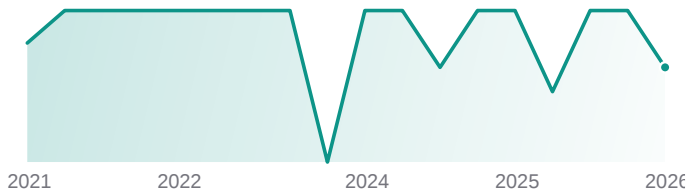
Buyer mix

Cash 50% · Investor 25% · Flip resale 0%



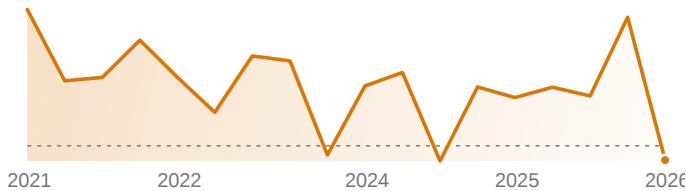
Sellers who sold at a gain

75%

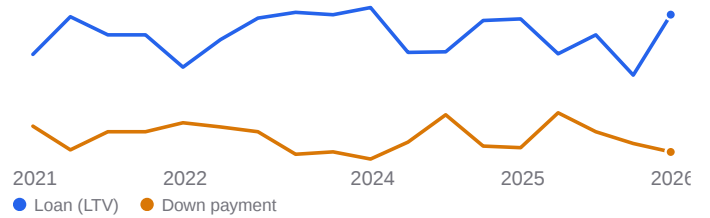


Median annualized return at resale

-1.4%

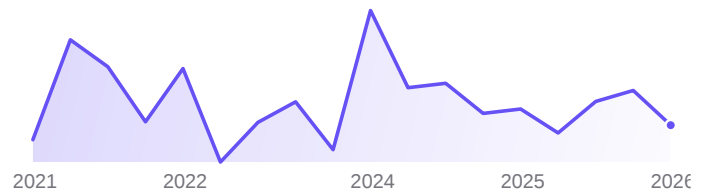


Financing (share of purchase price) Loan (LTV) 93% · Down payment 7.4%



Typical hold before selling

4.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	505
Median value (AVM)	\$429K
Median size	1,336 ft²
Median bedrooms	2
Median year built	1975
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	4.0%
Owner occupied	34%
Company owned	18%
Median loan-to-value	35%
Typical ownership tenure	21.4 yrs

COMMUNITY

Population	637
Density	8 / mi ²
Median household income	\$128K
Average household income	\$141K
Crime index (US avg 100)	179
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	56
Homes occupied	52%
Bachelor's or higher	41%
Poverty rate	10.1%
Unemployment	1.1%
Average temp	36°F
Annual precip	25 in
Sunshine	70%

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.