

Winter Park 80482

ZIP code · CO · Colorado > Grand County > Winter Park

SELLER'S MARKET

\$977K

MEDIAN SALE PRICE

+8.2%

1-YR CHANGE

210

SALES (12 MO)

\$817K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100



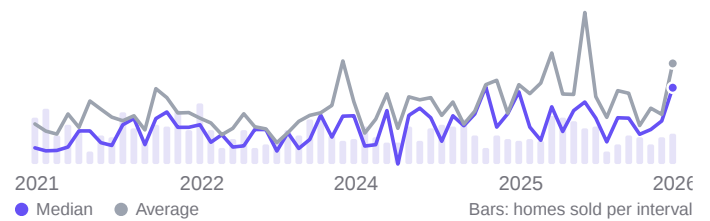
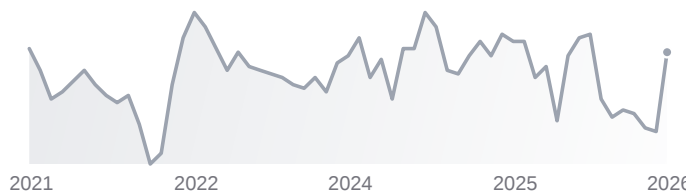
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

69 / 100

Sale prices

Median \$1.2M · Average \$1.5M

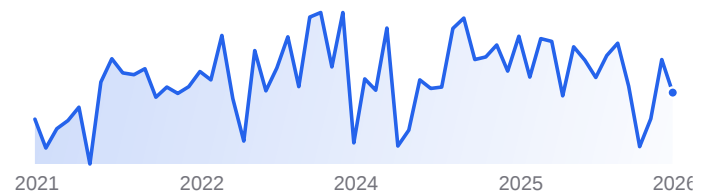
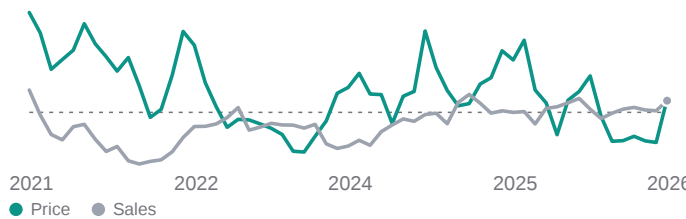


Growth (year over year)

Price +8.2% · Sales +7.1%

Price per square foot

\$702/ft²



Sale premium vs estimated value

+4.6%

Annual turnover (share of homes sold)

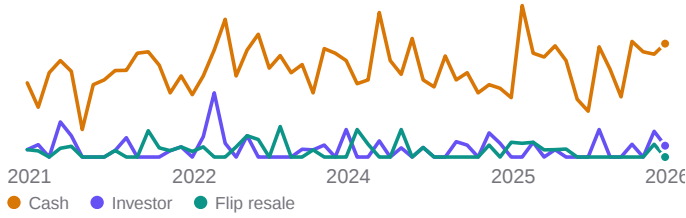
6.3%



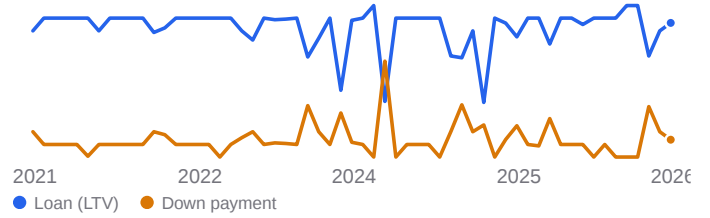
BUYERS & OUTCOMES

Buyer mix

Cash 59% · Investor 5.9% · Flip resale 0%

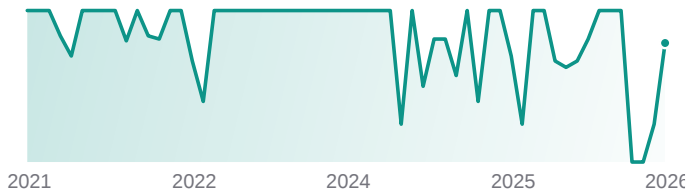


Financing (share of purchase price) Loan (LTV) 73% · Down payment 27%



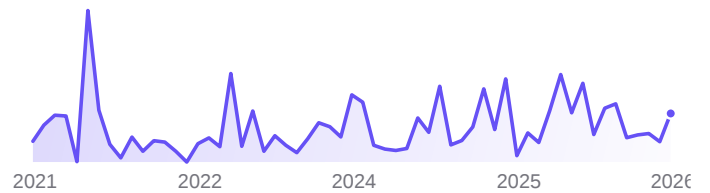
Sellers who sold at a gain

93%



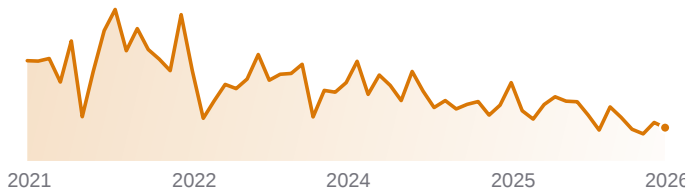
Typical hold before selling

6.4 yrs



Median annualized return at resale

+5.2%



HOUSING STOCK

Homes	3,352
Median value (AVM)	\$817K
Median size	1,160 ft²
Median bedrooms	2
Median year built	1999
Single family	23%
Condos	67%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	80%
Underwater (LTV 125% or more)	0.5%
Owner occupied	2.3%
Company owned	38%
Median loan-to-value	17%

Typical ownership tenure

6.0 yrs

COMMUNITY

Population	1,054
Density	15 / mi²
Median household income	\$65K
Average household income	\$95K
Crime index (US avg 100)	145
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	64
Homes occupied	29%
Bachelor's or higher	29%
Poverty rate	10.8%
Unemployment	1.1%
Average temp	33°F
Annual precip	30 in
Sunshine	71%

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.