

Lyons 80540

ZIP code · CO · Colorado > Boulder County > Lyons

BUYER'S MARKET

\$750K

MEDIAN SALE PRICE

-11.4%

1-YR CHANGE

87

SALES (12 MO)

\$778K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



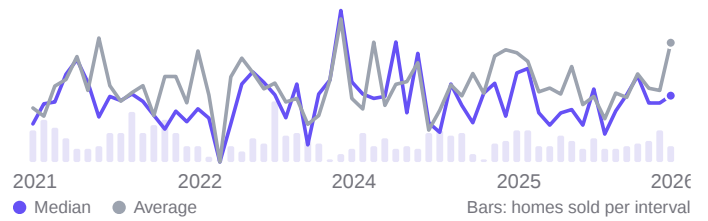
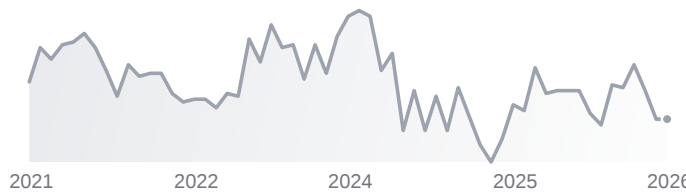
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

36 / 100

Sale prices

Median \$780K · Average \$1.1M

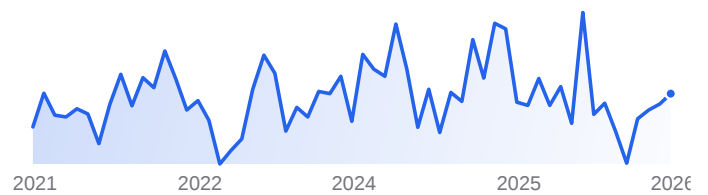
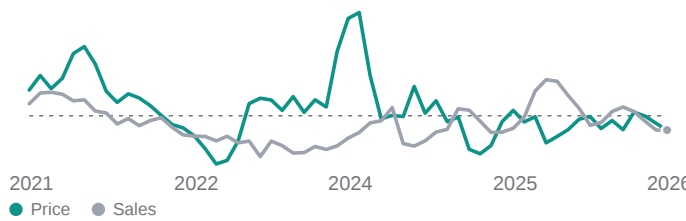


Growth (year over year)

Price -11.4% · Sales -11.2%

Price per square foot

\$434/ft²

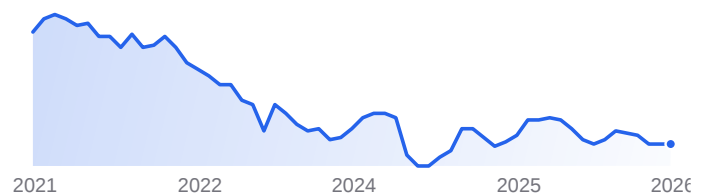


Sale premium vs estimated value

-1.9%

Annual turnover (share of homes sold)

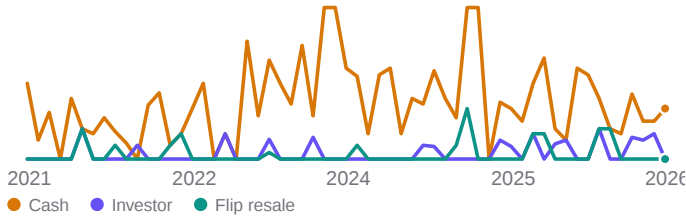
3.5%



BUYERS & OUTCOMES

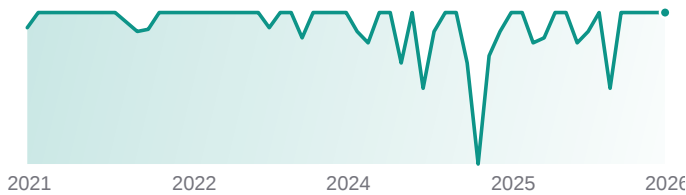
Buyer mix

Cash 33% · Investor 0% · Flip resale 0%



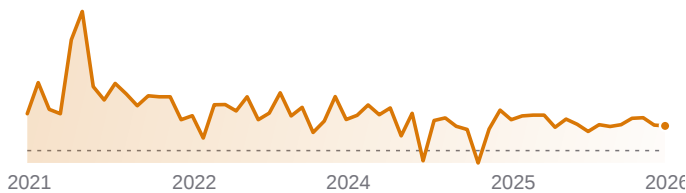
Sellers who sold at a gain

100%

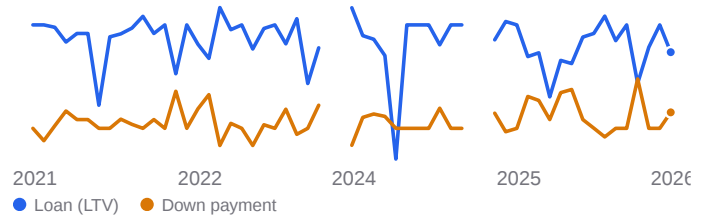


Median annualized return at resale

+4.8%

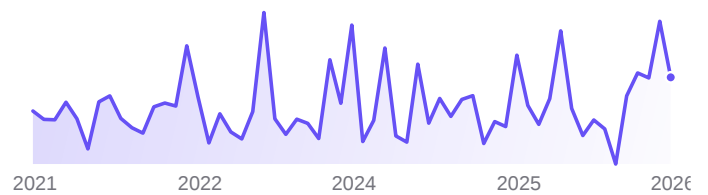


Financing (share of purchase price) Loan (LTV) 64% · Down payment 29%



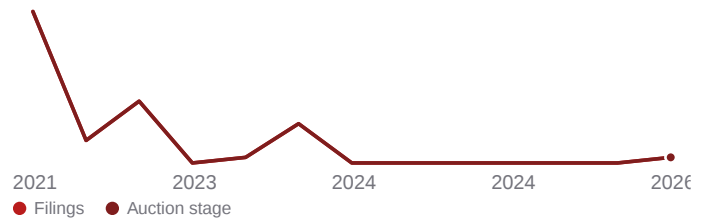
Typical hold before selling

10.4 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	2,483
Median value (AVM)	\$778K
Median size	1,696 ft²
Median bedrooms	3
Median year built	1979
Single family	95%
Condos	2.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	2.0%
Owner occupied	45%
Company owned	21%
Median loan-to-value	36%

Typical ownership tenure

14.1 yrs

COMMUNITY

Population	3,726
Density	23 / mi²
Median household income	\$127K
Average household income	\$149K
Crime index (US avg 100)	157
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	54
Homes occupied	72%
Bachelor's or higher	35%
Poverty rate	5.0%
Unemployment	1.4%
Average temp	41°F
Annual precip	22 in
Sunshine	69%

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.