

Kit Carson 80825

ZIP code · CO · Colorado > Cheyenne County > Kit Carson

\$259K

MEDIAN SALE PRICE

+43.8%

1-YR CHANGE

5

SALES (12 MO)

\$175K

MEDIAN VALUE (AVM)

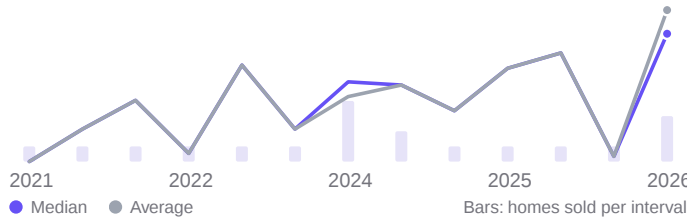
MARKET TRENDS (5 YEARS)

Sale prices

Median \$237K · Average \$276K

Growth (year over year)

Price +43.8% · Sales +25.0%

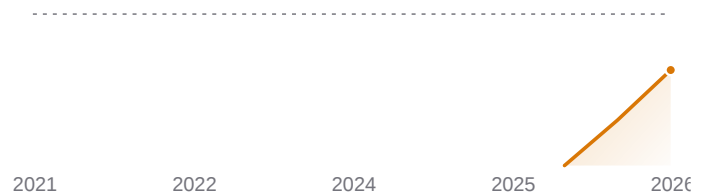


Price per square foot

\$185/ft²

Sale premium vs estimated value

-4.7%



Annual turnover (share of homes sold)

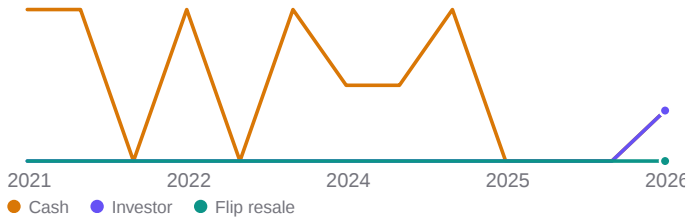
2.2%



BUYERS & OUTCOMES

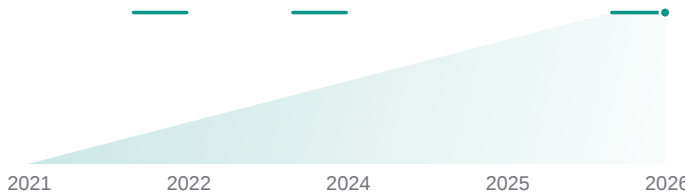
Buyer mix

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



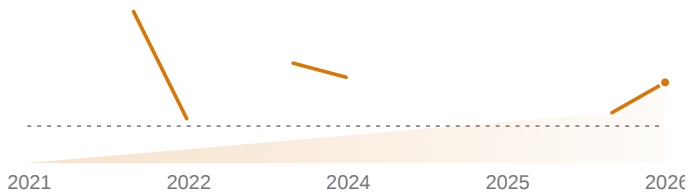
Sellers who sold at a gain

100%

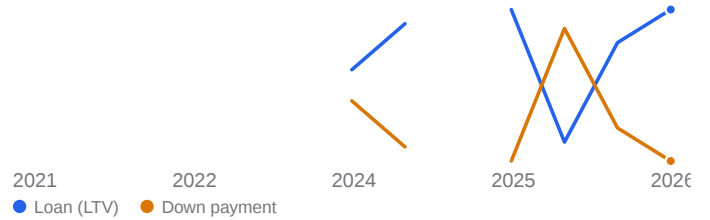


Median annualized return at resale

+6.2%

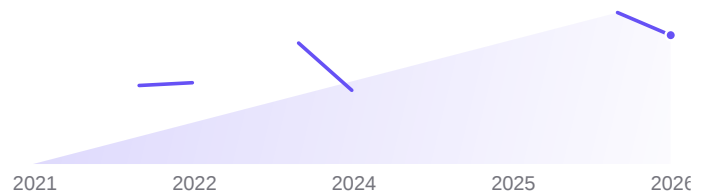


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



Typical hold before selling

15.1 yrs



HOUSING STOCK

Homes	231
Median value (AVM)	\$175K
Median size	1,392 ft²
Median bedrooms	3
Median year built	1958
Single family	49%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	7.0%
Owner occupied	38%
Company owned	19%
Median loan-to-value	0%
Typical ownership tenure	8.6 yrs

COMMUNITY

Population	633
Density	1 / mi²
Median household income	\$66K
Average household income	\$81K
Crime index (US avg 100)	133
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	23
Homes occupied	83%
Bachelor's or higher	11%
Poverty rate	12.5%
Unemployment	1.2%
Average temp	51°F
Annual precip	15 in
Sunshine	73%

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.