

Lake George 80827

ZIP code · CO · Colorado > Park County

BALANCED MARKET

\$384K

MEDIAN SALE PRICE

-27.0%

1-YR CHANGE

41

SALES (12 MO)

\$418K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



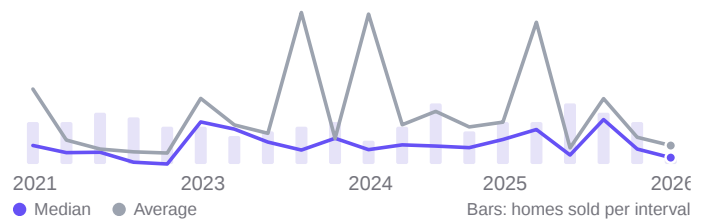
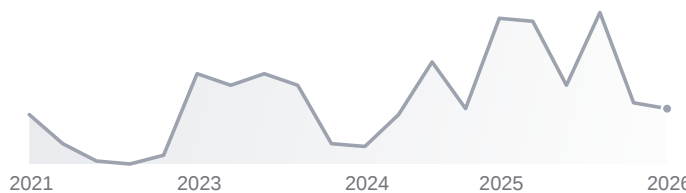
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

49 / 100

Sale prices

Median \$334K · Average \$422K

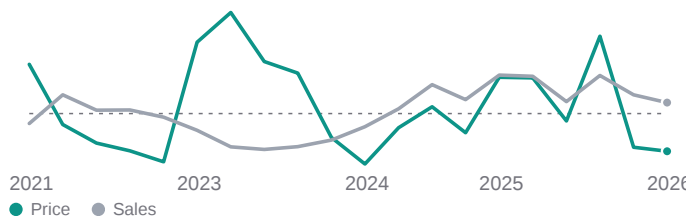


Growth (year over year)

Price -27.0% · Sales +7.9%

Price per square foot

\$668/ft²



Sale premium vs estimated value

+27.9%

Annual turnover (share of homes sold)

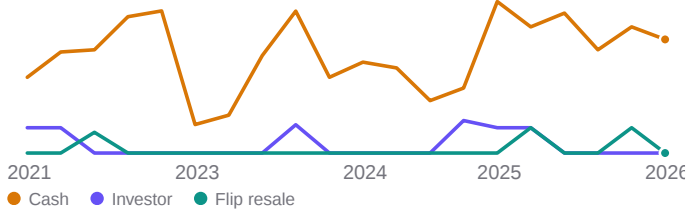
4.0%



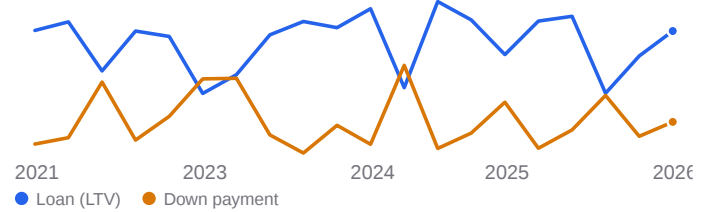
BUYERS & OUTCOMES

Buyer mix

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



Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



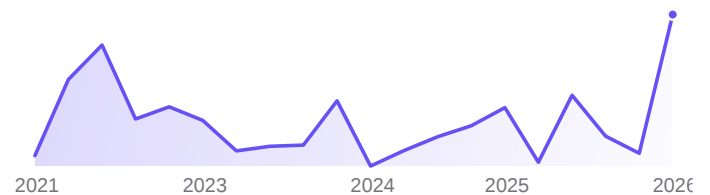
Sellers who sold at a gain

100%



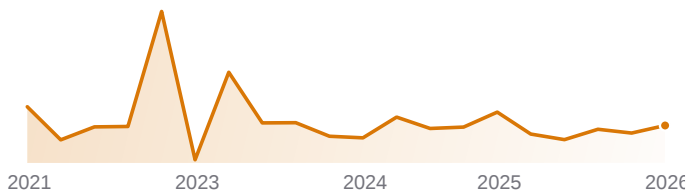
Typical hold before selling

17.9 yrs



Median annualized return at resale

+8.7%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,022
Median value (AVM)	\$418K
Median size	1,179 ft²
Median bedrooms	2
Median year built	1983
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	1.2%
Owner occupied	29%
Company owned	24%
Median loan-to-value	20%
Typical ownership tenure	11.2 yrs

COMMUNITY

Population	1,306
Density	4 / mi²
Median household income	\$61K
Average household income	\$78K
Crime index (US avg 100)	152
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	54
Homes occupied	45%
Bachelor's or higher	19%
Poverty rate	8.2%
Unemployment	1.0%
Average temp	38°F
Annual precip	16 in
Sunshine	69%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.