

Woodland Park 80863

ZIP code · CO · Colorado > Teller County > Woodland Park

SELLER'S MARKET

\$559K

MEDIAN SALE PRICE

+5.3%

1-YR CHANGE

350

SALES (12 MO)

\$555K

MEDIAN VALUE (AVM)

Market temperature

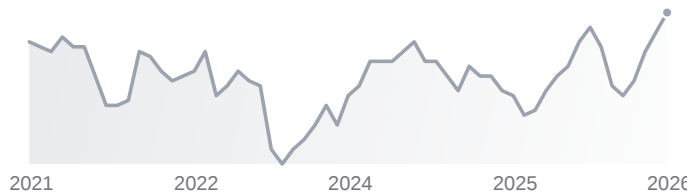
Seller's market · 71 / 100



MARKET TRENDS (5 YEARS)

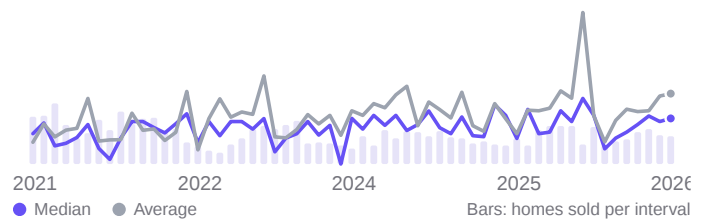
Market temperature (0–100)

71 / 100



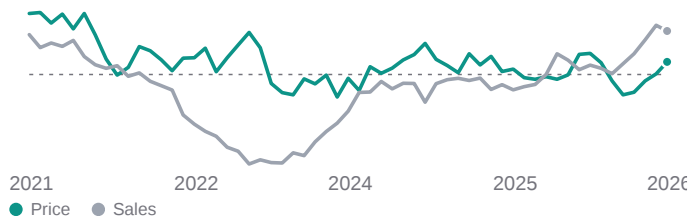
Sale prices

Median \$560K · Average \$642K



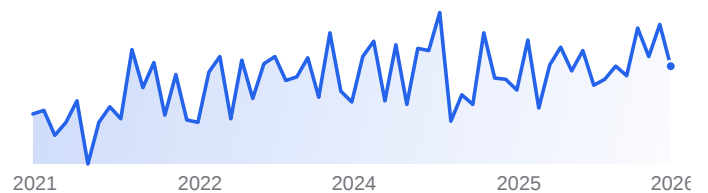
Growth (year over year)

Price +5.3% · Sales +18.2%



Price per square foot

\$366/ft²



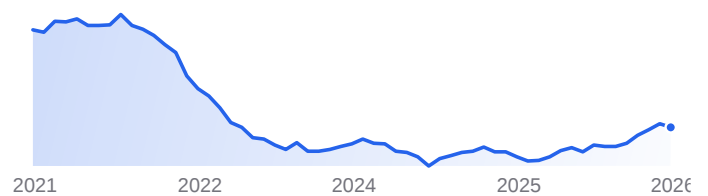
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

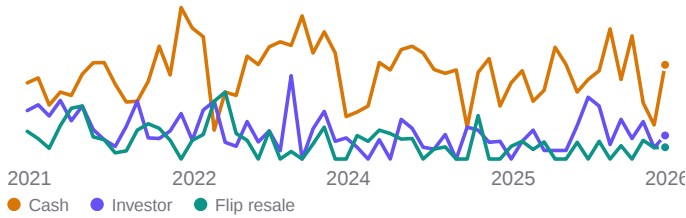
5.8%



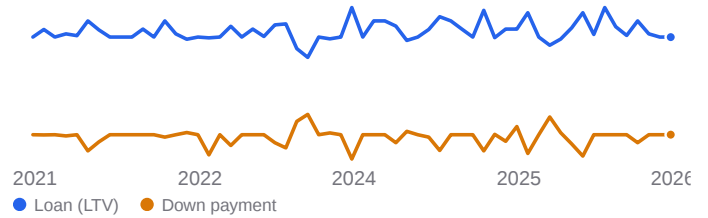
BUYERS & OUTCOMES

Buyer mix

Cash 30% · Investor 7.4% · Flip resale 3.7%

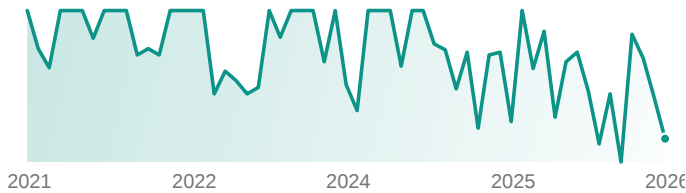


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



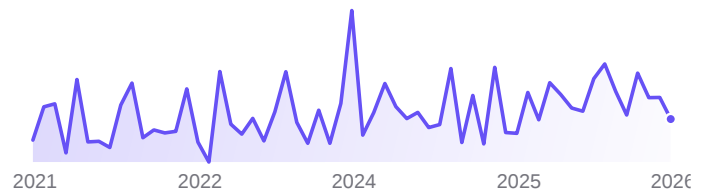
Sellers who sold at a gain

81%



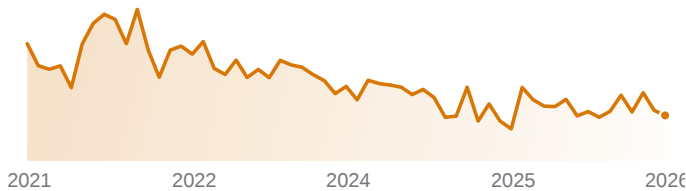
Typical hold before selling

4.7 yrs



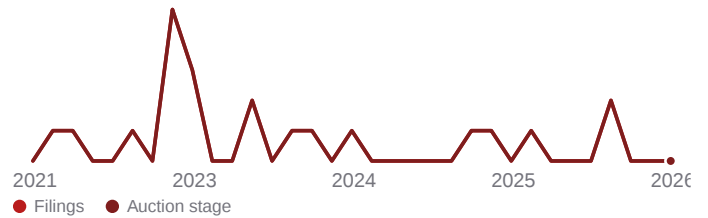
Median annualized return at resale

+4.6%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,060
Median value (AVM)	\$555K
Median size	1,512 ft²
Median bedrooms	3
Median year built	1985
Single family	85%
Condos	1.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	2.0%
Owner occupied	71%
Company owned	18%
Median loan-to-value	45%

Typical ownership tenure

7.9 yrs

COMMUNITY

Population	13,067
Density	93 / mi²
Median household income	\$87K
Average household income	\$109K
Crime index (US avg 100)	80
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	45
Homes occupied	89%
Bachelor's or higher	30%
Poverty rate	6.3%
Unemployment	1.2%
Average temp	40°F
Annual precip	22 in
Sunshine	73%

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.