

Gypsum 81637

ZIP code · CO · Colorado > Eagle County > Gypsum

SELLER'S MARKET

\$840K

MEDIAN SALE PRICE

+12.6%

1-YR CHANGE

142

SALES (12 MO)

\$806K

MEDIAN VALUE (AVM)

Market temperature

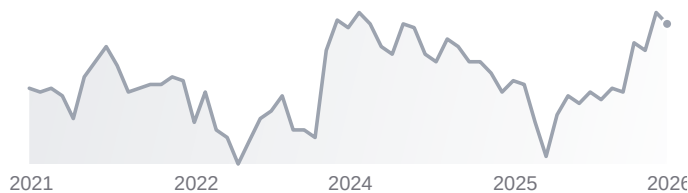
Seller's market · 74 / 100



MARKET TRENDS (5 YEARS)

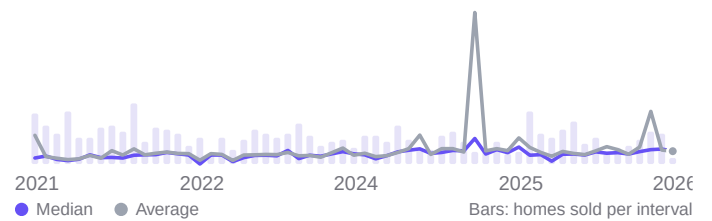
Market temperature (0–100)

74 / 100



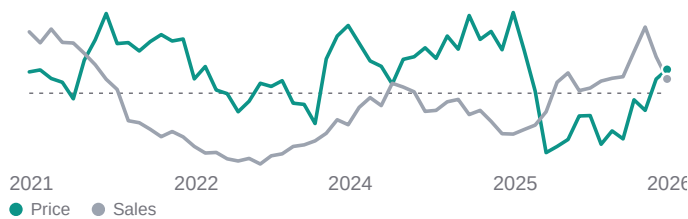
Sale prices

Median \$797K · Average \$791K



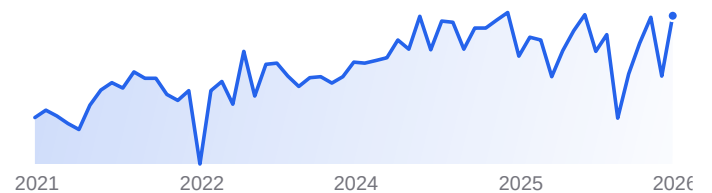
Growth (year over year)

Price +12.6% · Sales +7.6%



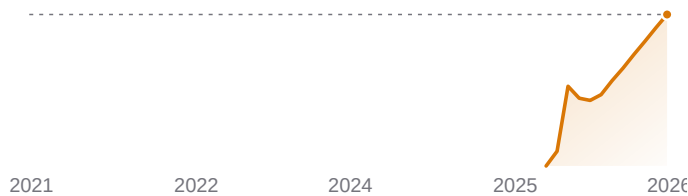
Price per square foot

\$479/ft²



Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

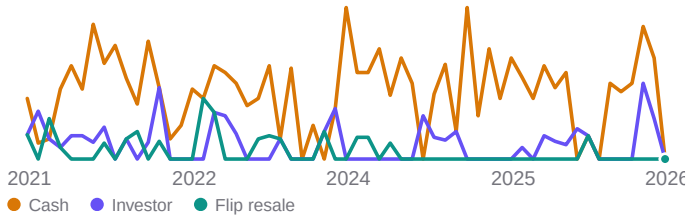
4.2%



BUYERS & OUTCOMES

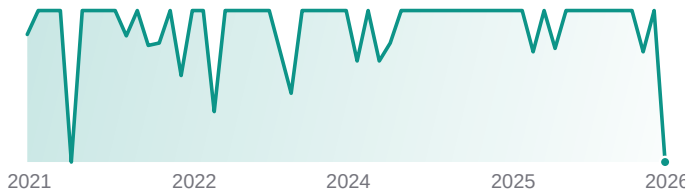
Buyer mix

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



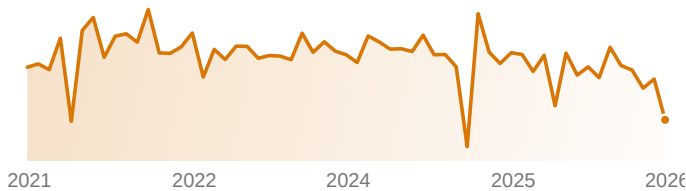
Sellers who sold at a gain

67%

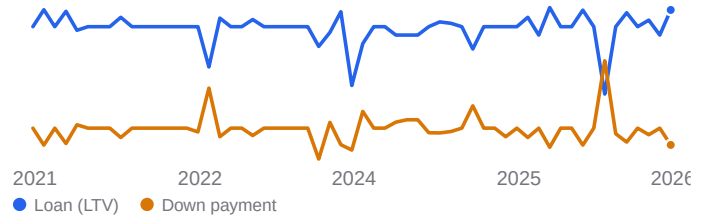


Median annualized return at resale

+4.0%

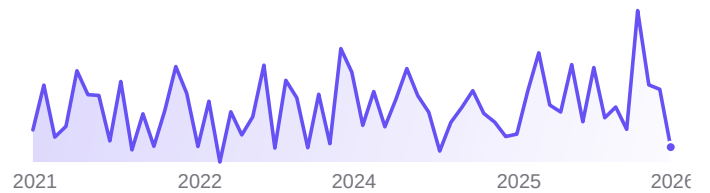


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



Typical hold before selling

3.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,350
Median value (AVM)	\$806K
Median size	1,680 ft²
Median bedrooms	3
Median year built	2001
Single family	60%
Condos	5.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	0.6%
Owner occupied	34%
Company owned	14%
Median loan-to-value	41%

Typical ownership tenure

8.5 yrs

COMMUNITY

Population	10,222
Density	20 / mi²
Median household income	\$98K
Average household income	\$132K
Crime index (US avg 100)	26
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	105
Homes occupied	94%
Bachelor's or higher	33%
Poverty rate	3.4%
Unemployment	1.3%
Average temp	36°F
Annual precip	28 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.