

Woody Creek 81656

ZIP code · CO · Colorado > Pitkin County > Woody Creek

STRONG SELLER'S MARKET

\$353K

MEDIAN SALE PRICE

10

SALES (12 MO)

\$5.3M

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 87 / 100

Buyer's market

Balanced

Seller's market

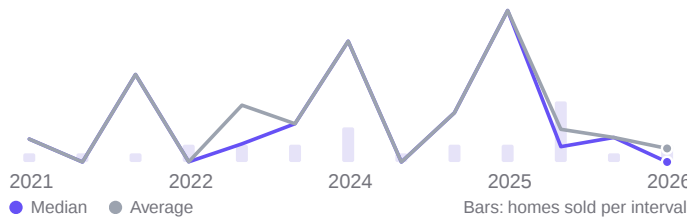
MARKET TRENDS (5 YEARS)

Sale prices

Median \$353K · Average \$2.9M

Growth (year over year)

Price +4027.9% · Sales +16.7%



Price per square foot

\$382/ft²

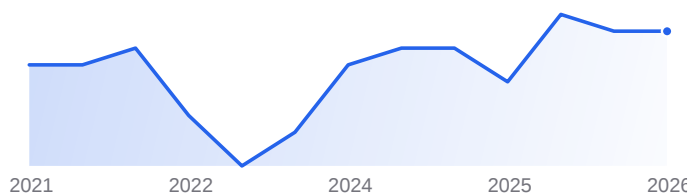
Sale premium vs estimated value

-7.6%



Annual turnover (share of homes sold)

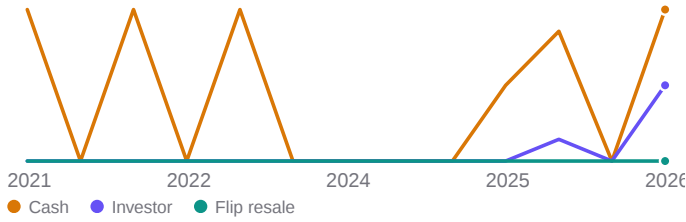
5.1%



BUYERS & OUTCOMES

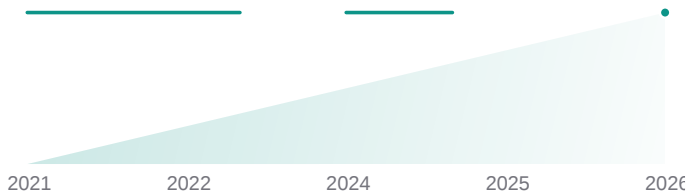
Buyer mix

Cash 100% · Investor 50% · Flip resale 0%



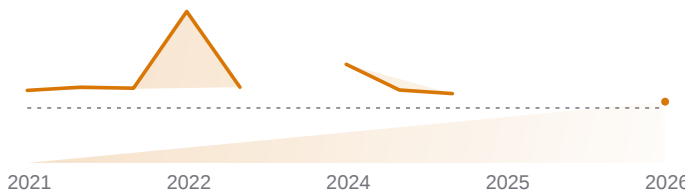
Sellers who sold at a gain

100%

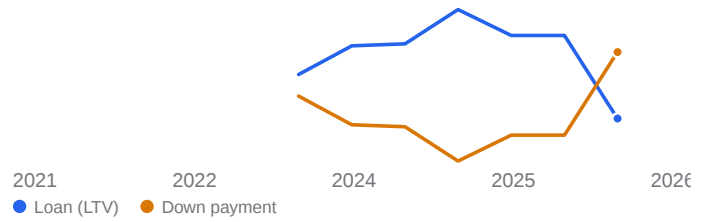


Median annualized return at resale

+2.6%

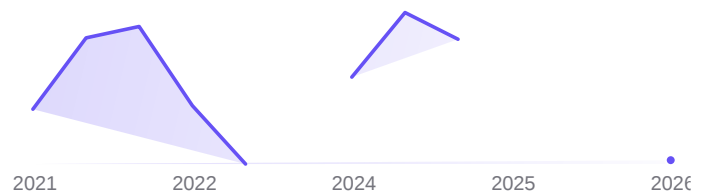


Financing (share of purchase price) Loan (LTV) 30% · Down payment 70%



Typical hold before selling

2.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	196
Median value (AVM)	\$5.3M
Median size	3,134 ft²
Median bedrooms	3
Median year built	1990
Single family	87%
Condos	4.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	85%
Underwater (LTV 125% or more)	1.3%
Owner occupied	32%
Company owned	49%
Median loan-to-value	10%

Typical ownership tenure

10.9 yrs

COMMUNITY

Population	5
Density	170 / mi²
Median household income	\$86K
Average household income	\$130K
Crime index (US avg 100)	69
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	121
Homes occupied	81%
Bachelor's or higher	29%
Poverty rate	11.1%
Unemployment	1.3%
Average temp	39°F
Annual precip	22 in
Sunshine	71%

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.