

Casper 82604

ZIP code · WY · Wyoming > Natrona County > Casper

SELLER'S MARKET

\$325K

MEDIAN SALE PRICE

124

SALES (12 MO)

\$319K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 77 / 100

Buyer's market

Balanced

Seller's market

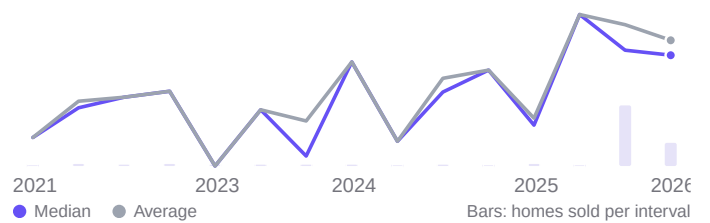
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

77 / 100

Sale prices

Median \$323K · Average \$358K

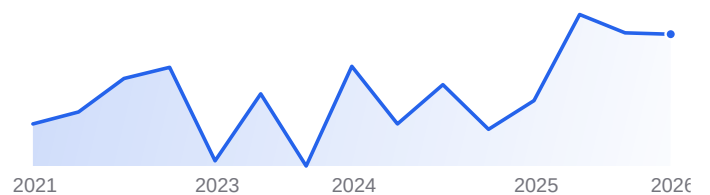
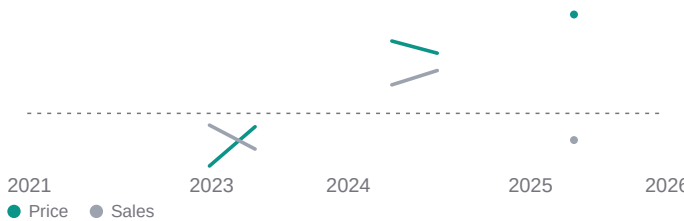


Growth (year over year)

Price +138.5% · Sales -37.5%

Price per square foot

\$253/ft²

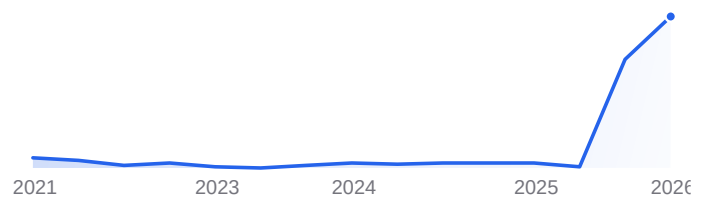
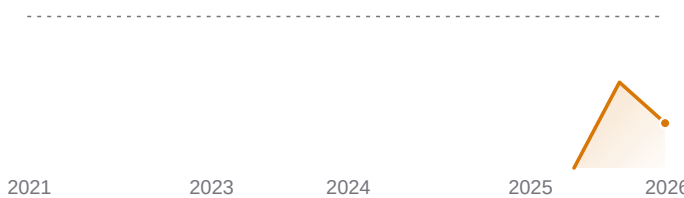


Sale premium vs estimated value

-2.9%

Annual turnover (share of homes sold)

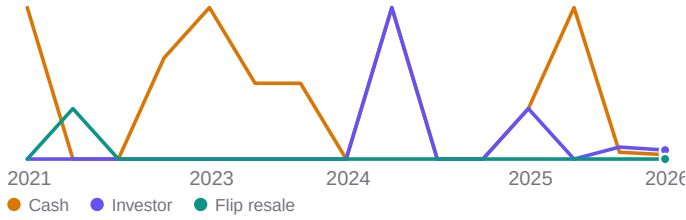
1.2%



BUYERS & OUTCOMES

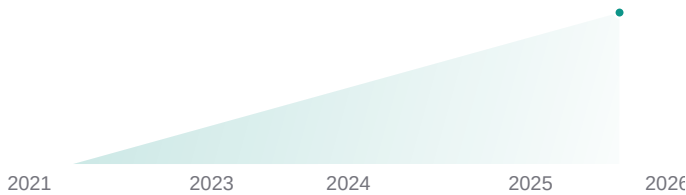
Buyer mix

Cash 2.9% · Investor 5.9% · Flip resale 0%



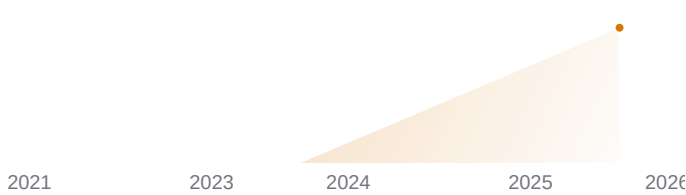
Sellers who sold at a gain

100%

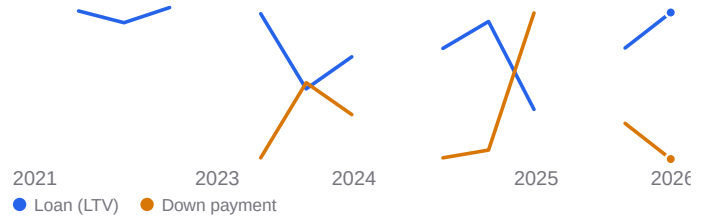


Median annualized return at resale

+9.9%

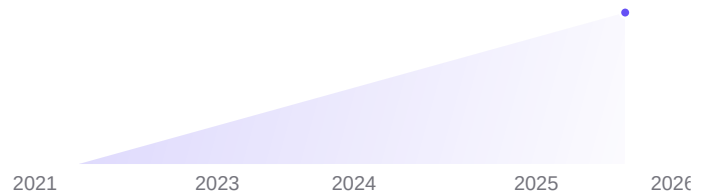


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

5.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	10,752
Median value (AVM)	\$319K
Median size	1,276 ft²
Median bedrooms	3
Median year built	1977
Single family	79%
Condos	1.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.6%
Owner occupied	74%
Company owned	19%
Median loan-to-value	49%

Typical ownership tenure

126.6 yrs

COMMUNITY

Population	28,759
Density	13 / mi²
Median household income	\$78K
Average household income	\$99K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	87
Homes occupied	91%
Bachelor's or higher	18%
Poverty rate	6.5%
Unemployment	1.1%
Average temp	42°F
Annual precip	15 in
Sunshine	63%

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.