

Casper 82609

ZIP code · WY · Wyoming · Natrona County · Casper

SELLER'S MARKET

\$342K

MEDIAN SALE PRICE

81

SALES (12 MO)

\$343K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 78 / 100

Buyer's market

Balanced

Seller's market

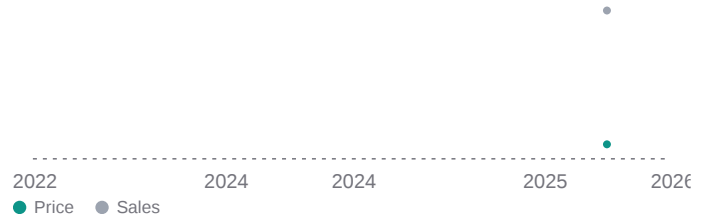
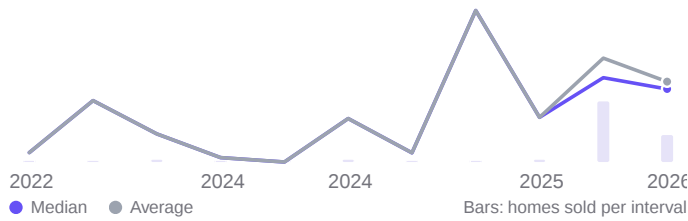
MARKET TRENDS (5 YEARS)

Sale prices

Median \$316K · Average \$338K

Growth (year over year)

Price +176.3% · Sales +1800.0%



Price per square foot

\$232/ft²

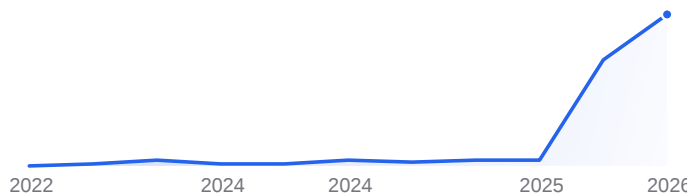
Sale premium vs estimated value

-21.6%



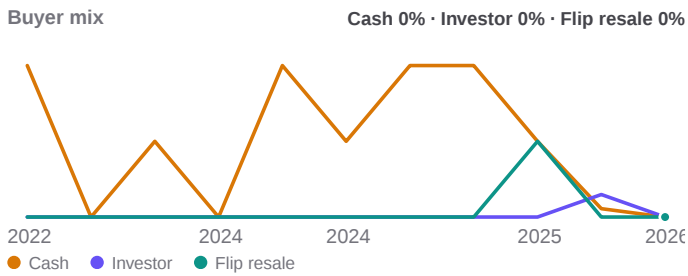
Annual turnover (share of homes sold)

1.4%

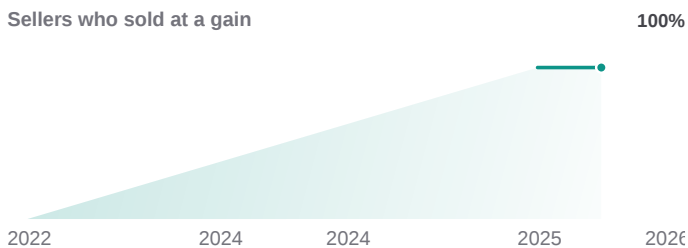


BUYERS & OUTCOMES

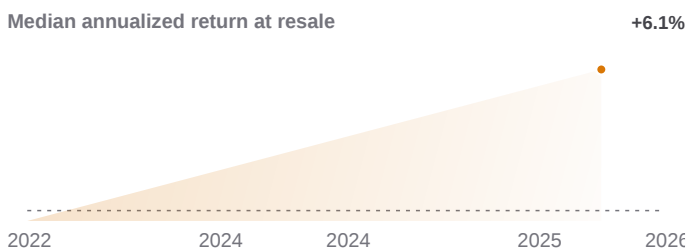
Buyer mix



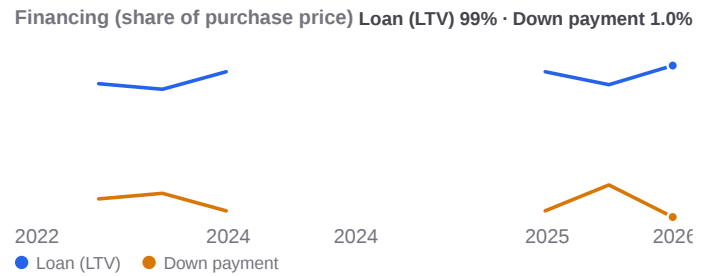
Sellers who sold at a gain



Median annualized return at resale



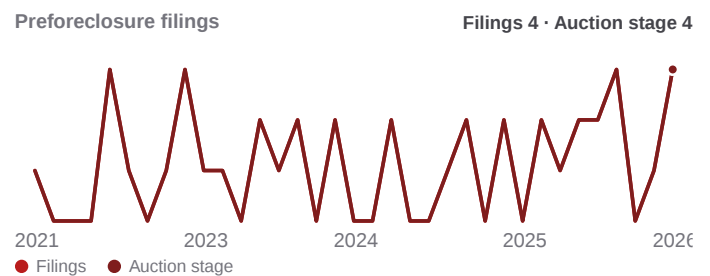
Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling



Preforeclosure filings



HOUSING STOCK

Homes	5,954
Median value (AVM)	\$343K
Median size	1,409 ft²
Median bedrooms	3
Median year built	1977
Single family	87%
Condos	1.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	1.4%
Owner occupied	82%
Company owned	20%
Median loan-to-value	52%

Typical ownership tenure

12.9 yrs

COMMUNITY

Population	19,080
Density	125 / mi²
Median household income	\$84K
Average household income	\$106K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	88
Homes occupied	91%
Bachelor's or higher	20%
Poverty rate	9.4%
Unemployment	1.2%
Average temp	43°F
Annual precip	16 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.