

# Alamosa County, CO

County · CO · Colorado

BUYER'S MARKET

**\$228K**

MEDIAN SALE PRICE

**-22.8%**

1-YR CHANGE

**143**

SALES (12 MO)

**\$273K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 23 / 100



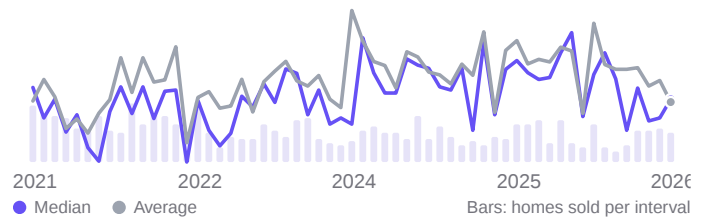
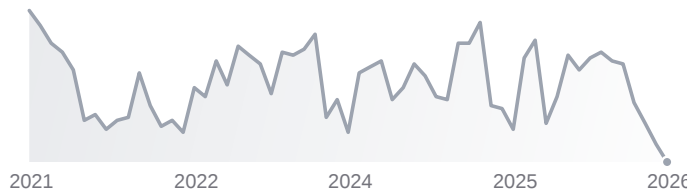
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

23 / 100

Sale prices

Median \$250K · Average \$246K

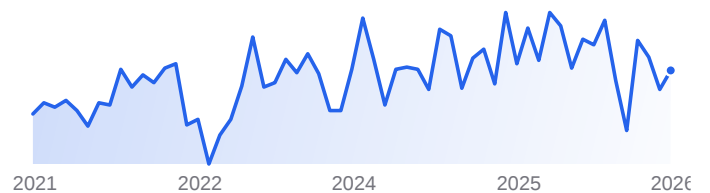
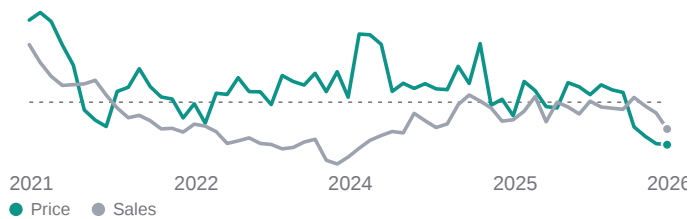


Growth (year over year)

Price -22.8% · Sales -14.4%

Price per square foot

\$177/ft²

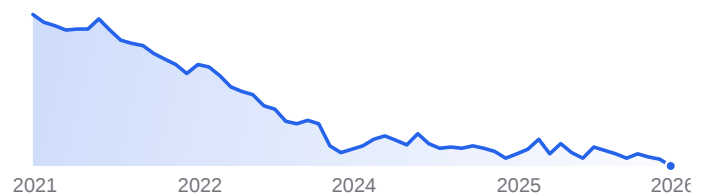
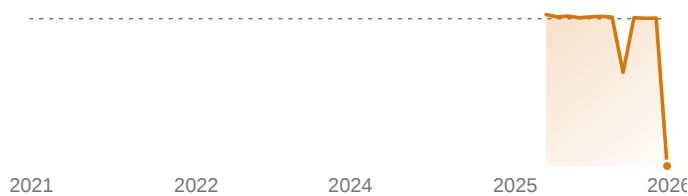


Sale premium vs estimated value

-19.6%

Annual turnover (share of homes sold)

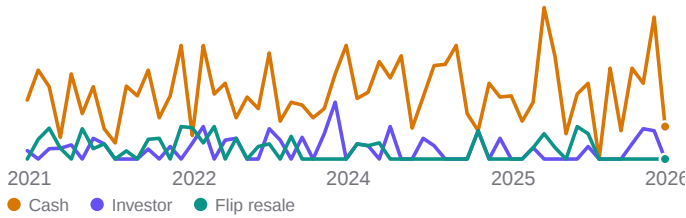
2.4%



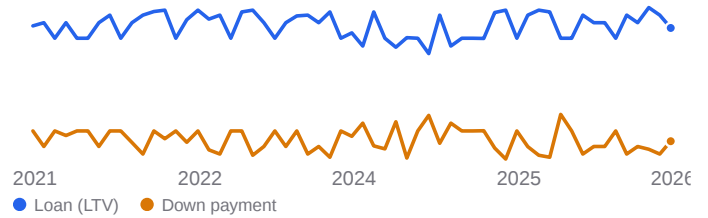
## BUYERS & OUTCOMES

### Buyer mix

Cash 14% · Investor 0% · Flip resale 0%

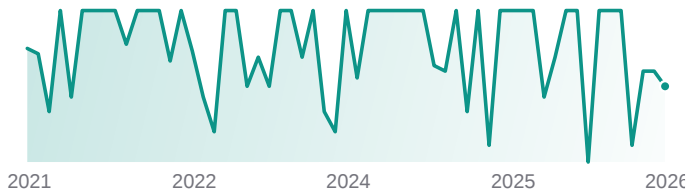


### Financing (share of purchase price) Loan (LTV) 87% · Down payment 13%



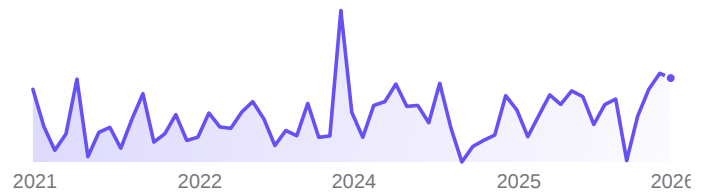
### Sellers who sold at a gain

88%



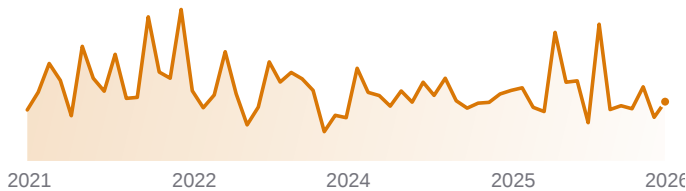
### Typical hold before selling

9.4 yrs



### Median annualized return at resale

+6.7%



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 5,855     |
| Median value (AVM) | \$273K    |
| Median size        | 1,456 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1976      |
| Single family      | 67%       |
| Condos             | 0.8%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 64%  |
| Underwater (LTV 125% or more) | 2.0% |
| Owner occupied                | 63%  |
| Company owned                 | 15%  |
| Median loan-to-value          | 37%  |

Typical ownership tenure

**11.4 yrs**

## COMMUNITY

|                                  |                            |
|----------------------------------|----------------------------|
| Population                       | <b>16,770</b>              |
| Density                          | <b>23 / mi<sup>2</sup></b> |
| Median household income          | <b>\$55K</b>               |
| Average household income         | <b>\$81K</b>               |
| Crime index (US avg 100)         | <b>108</b>                 |
| Air pollution index (US avg 100) | <b>88</b>                  |
| Earthquake index (US avg 100)    | <b>74</b>                  |
| Homes occupied                   | <b>90%</b>                 |
| Bachelor's or higher             | <b>17%</b>                 |
| Poverty rate                     | <b>13.7%</b>               |
| Unemployment                     | <b>1.5%</b>                |
| Average temp                     | <b>42°F</b>                |
| Annual precip                    | <b>7 in</b>                |
| Sunshine                         | <b>81%</b>                 |

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.