

Archuleta County, CO

County · CO · Colorado

BALANCED MARKET

\$332K

MEDIAN SALE PRICE

-41.1%

1-YR CHANGE

524

SALES (12 MO)

\$631K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



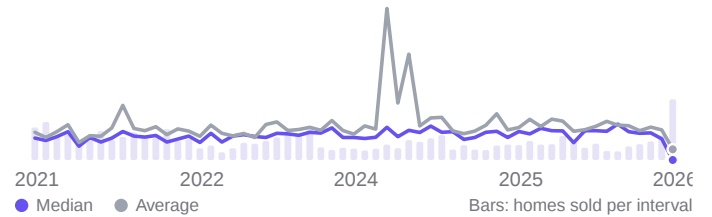
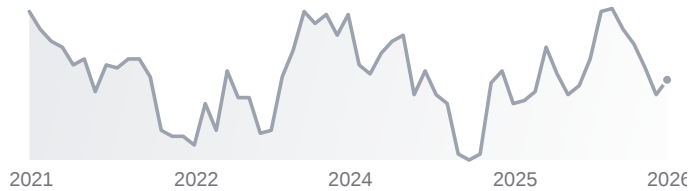
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

57 / 100

Sale prices

Median \$35K · Average \$232K

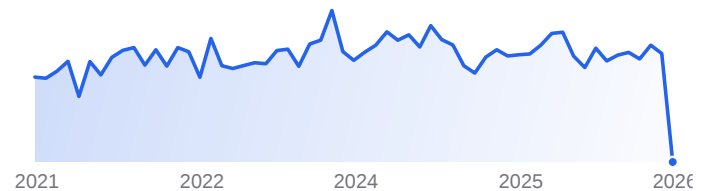
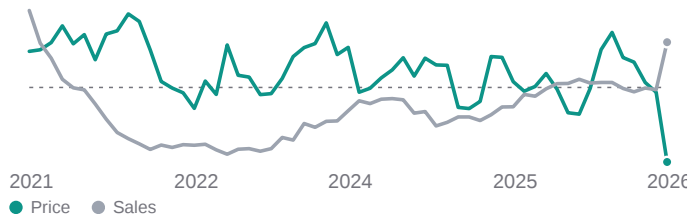


Growth (year over year)

Price -41.1% · Sales +25.1%

Price per square foot

\$26/ft²

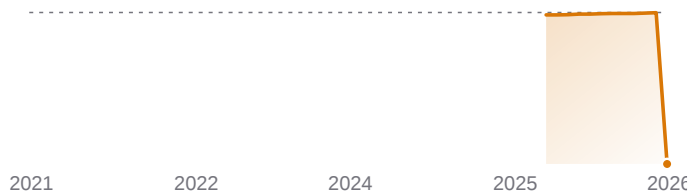


Sale premium vs estimated value

-94.4%

Annual turnover (share of homes sold)

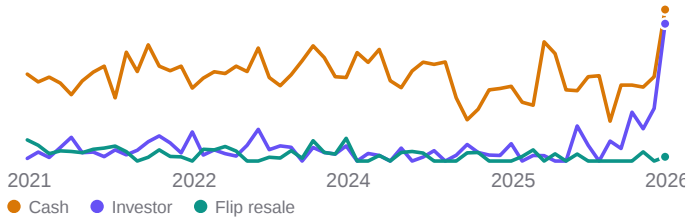
5.1%



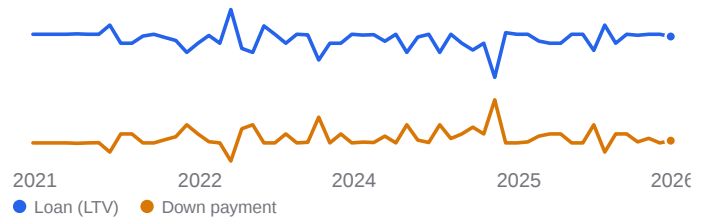
BUYERS & OUTCOMES

Buyer mix

Cash 80% · Investor 72% · Flip resale 2.2%

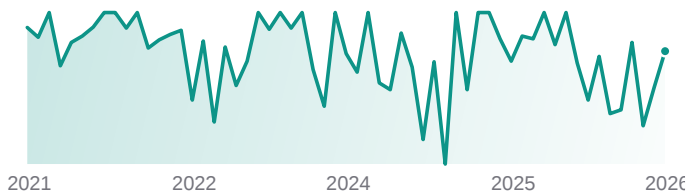


Financing (share of purchase price) Loan (LTV) 79% · Down payment 21%



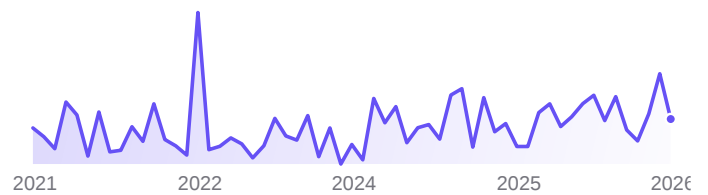
Sellers who sold at a gain

94%



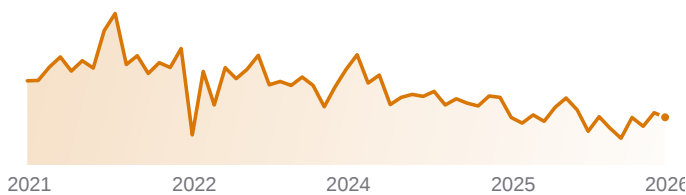
Typical hold before selling

5.3 yrs



Median annualized return at resale

+7.1%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	10,203
Median value (AVM)	\$631K
Median size	1,288 ft²
Median bedrooms	3
Median year built	1998
Single family	63%
Condos	5.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	80%
Underwater (LTV 125% or more)	1.0%
Owner occupied	32%
Company owned	25%
Median loan-to-value	5%

Typical ownership tenure

12.8 yrs

COMMUNITY

Population	14,243
Density	11 / mi²
Median household income	\$70K
Average household income	\$91K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	82
Homes occupied	62%
Bachelor's or higher	22%
Poverty rate	6.5%
Unemployment	1.1%
Average temp	43°F
Annual precip	23 in
Sunshine	81%

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.