

Baca County, CO

County · CO · Colorado

SELLER'S MARKET

\$130K

MEDIAN SALE PRICE

+45.9%

1-YR CHANGE

38

SALES (12 MO)

\$72K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 76 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

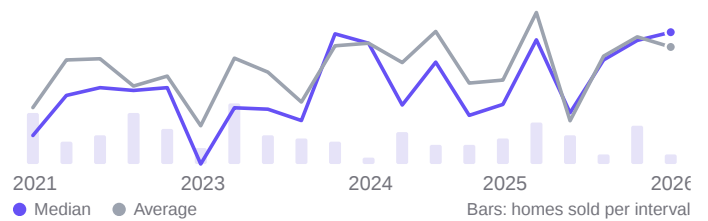
Market temperature (0–100)

76 / 100



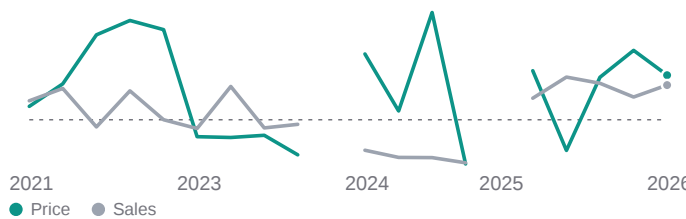
Sale prices

Median \$150K · Average \$137K



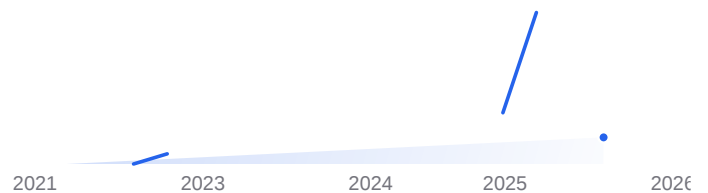
Growth (year over year)

Price +45.9% · Sales +35.7%



Price per square foot

\$15/ft²



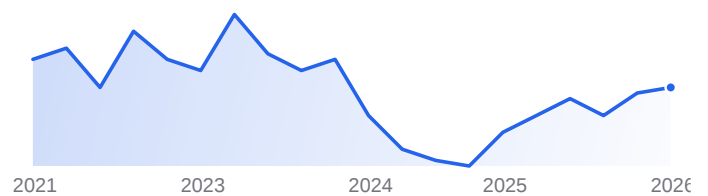
Sale premium vs estimated value

-61.8%



Annual turnover (share of homes sold)

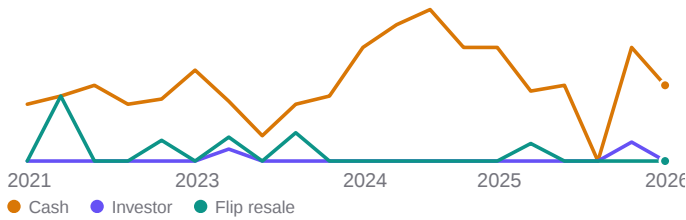
3.0%



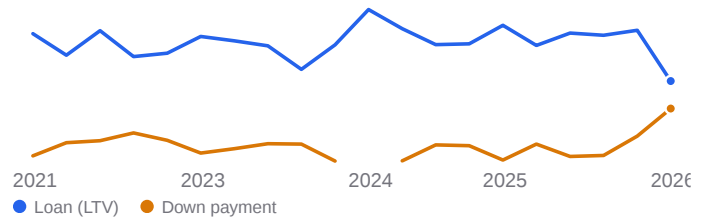
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 0% · Flip resale 0%

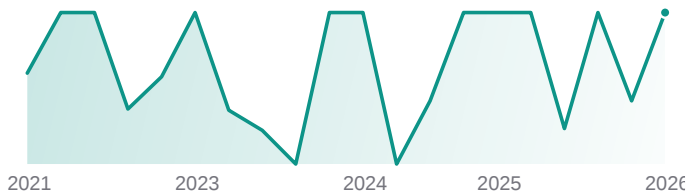


Financing (share of purchase price) Loan (LTV) 60% · Down payment 40%



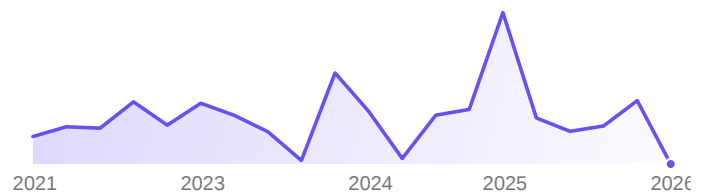
Sellers who sold at a gain

100%



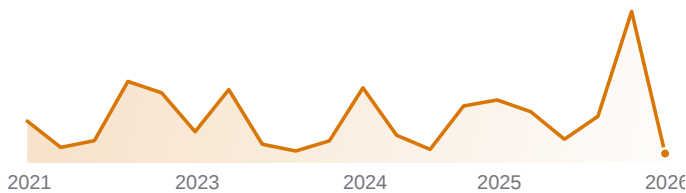
Typical hold before selling

2.0 yrs



Median annualized return at resale

+1.6%



HOUSING STOCK

Homes	1,269
Median value (AVM)	\$72K
Median size	2,128 ft²
Median bedrooms	4
Median year built	1996
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	2.6%
Owner occupied	56%
Company owned	11%
Median loan-to-value	16%
Typical ownership tenure	8.3 yrs

COMMUNITY

Population	3,368
Density	1 / mi²
Median household income	\$45K
Average household income	\$66K
Crime index (US avg 100)	126
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	23
Homes occupied	81%
Bachelor's or higher	17%
Poverty rate	26.3%
Unemployment	0.8%
Average temp	54°F
Annual precip	17 in
Sunshine	81%

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.