

Delta County, CO

County · CO · Colorado

BALANCED MARKET

\$396K

MEDIAN SALE PRICE

+6.3%

1-YR CHANGE

500

SALES (12 MO)

\$402K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



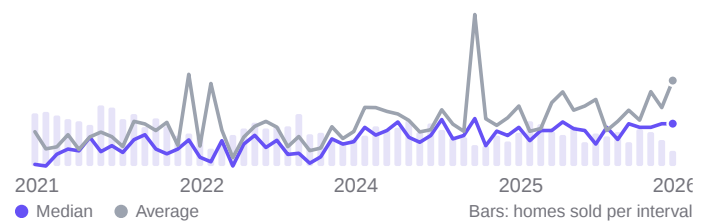
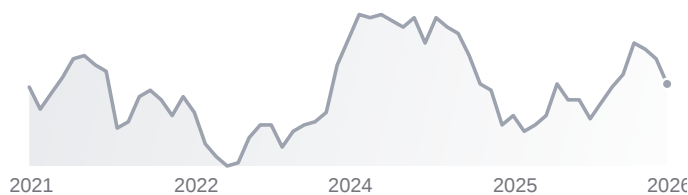
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$400K · Average \$527K

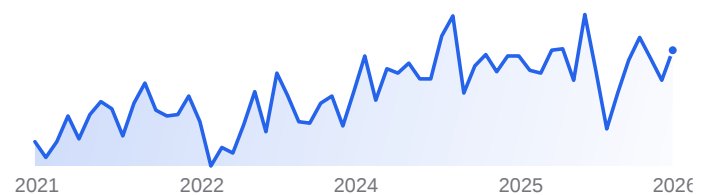
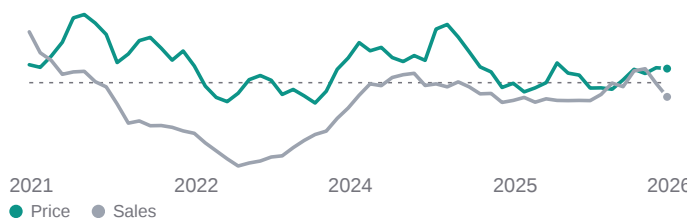


Growth (year over year)

Price +6.3% · Sales -6.4%

Price per square foot

\$257/ft²



Sale premium vs estimated value

-0.0%

Annual turnover (share of homes sold)

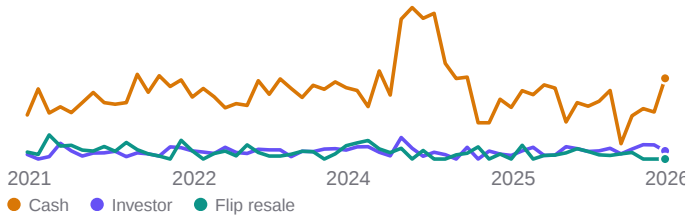
3.5%



BUYERS & OUTCOMES

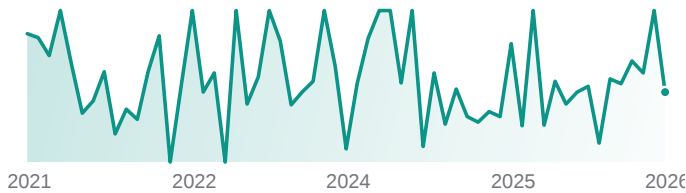
Buyer mix

Cash 48% · Investor 4.8% · Flip resale 0%



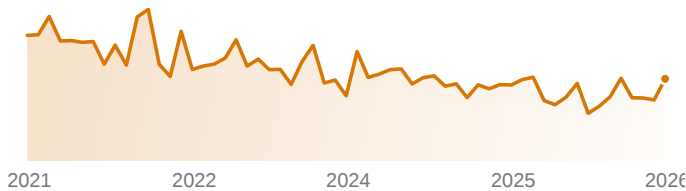
Sellers who sold at a gain

92%

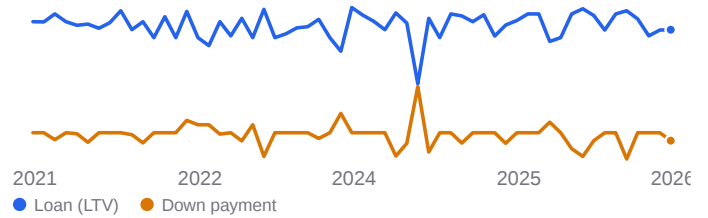


Median annualized return at resale

+8.3%

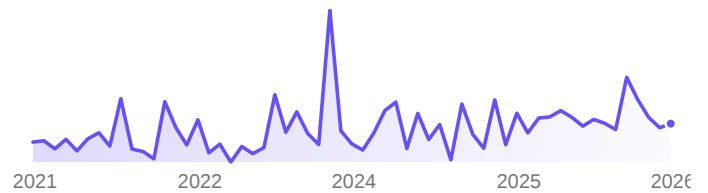


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



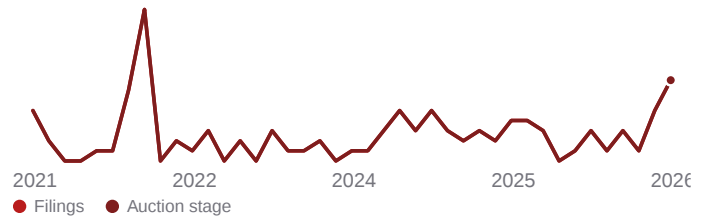
Typical hold before selling

5.3 yrs



Preforeclosure filings

Filings 9 · Auction stage 9



HOUSING STOCK

Homes	14,470
Median value (AVM)	\$402K
Median size	1,512 ft²
Median bedrooms	3
Median year built	1979
Single family	61%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	1.4%
Owner occupied	78%
Company owned	13%
Median loan-to-value	31%
Typical ownership tenure	7.8 yrs

COMMUNITY

Population	32,608
Density	29 / mi²
Median household income	\$59K
Average household income	\$78K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	129
Homes occupied	90%
Bachelor's or higher	19%
Poverty rate	11.8%
Unemployment	1.4%
Average temp	49°F
Annual precip	13 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.