

Dolores County, CO

County · CO · Colorado

BUYER'S MARKET

\$150K

MEDIAN SALE PRICE

-29.1%

1-YR CHANGE

33

SALES (12 MO)

\$295K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 28 / 100



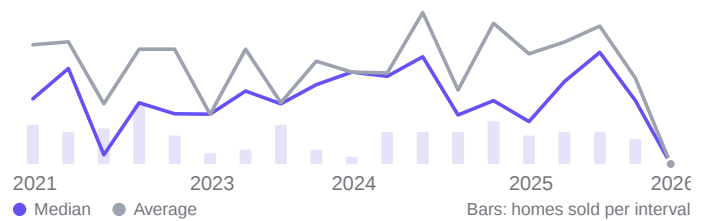
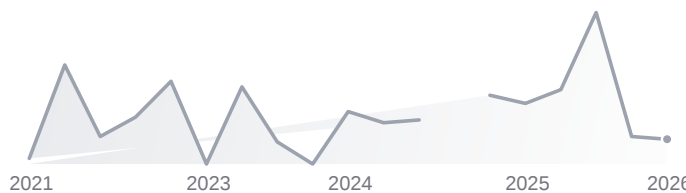
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

28 / 100

Sale prices

Median \$35K · Average \$35K

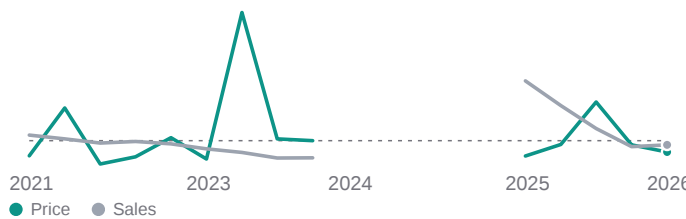


Growth (year over year)

Price -29.1% · Sales -10.8%

Price per square foot

\$49/ft²

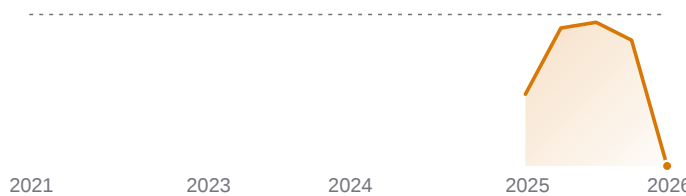


Sale premium vs estimated value

-75.3%

Annual turnover (share of homes sold)

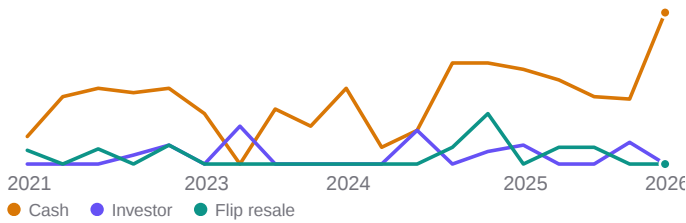
2.8%



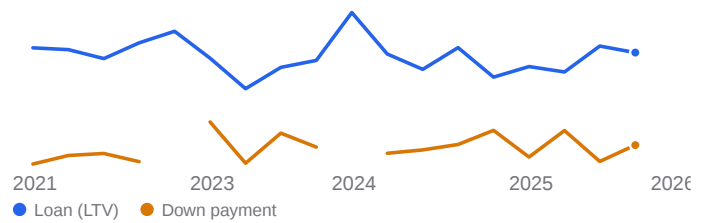
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

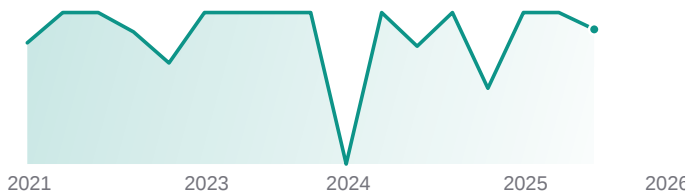


Financing (share of purchase price) Loan (LTV) 88% · Down payment 19%



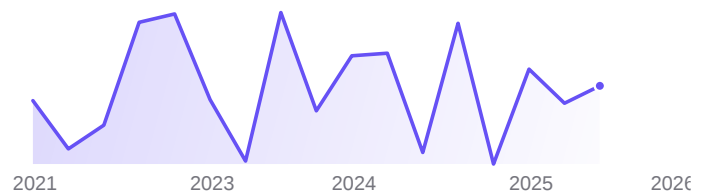
Sellers who sold at a gain

89%



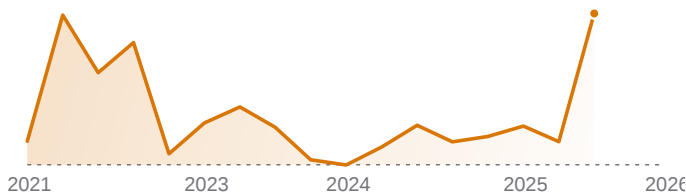
Typical hold before selling

5.4 yrs



Median annualized return at resale

+44.1%



HOUSING STOCK

Homes	1,178
Median value (AVM)	\$295K
Median size	1,130 ft²
Median bedrooms	3
Median year built	1979
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	2.3%
Owner occupied	19%
Company owned	13%
Median loan-to-value	11%
Typical ownership tenure	13.6 yrs

COMMUNITY

Population	2,486
Density	2 / mi ²
Median household income	\$54K
Average household income	\$76K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	52
Homes occupied	75%
Bachelor's or higher	12%
Poverty rate	22.5%
Unemployment	0.9%
Average temp	45°F
Annual precip	18 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.