

Garfield County, CO

County · CO · Colorado

BALANCED MARKET

\$669K

MEDIAN SALE PRICE

+0.1%

1-YR CHANGE

793

SALES (12 MO)

\$733K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



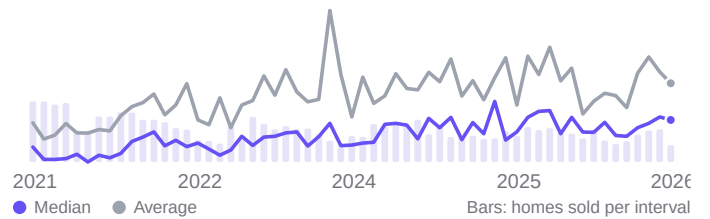
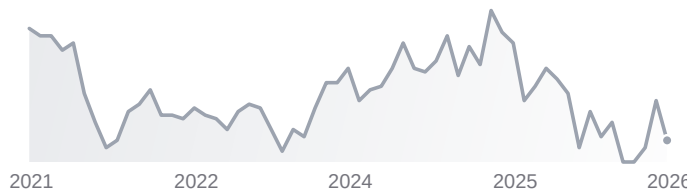
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$670K · Average \$884K

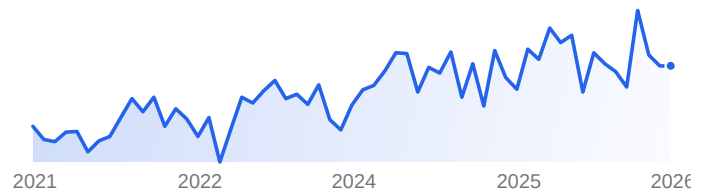
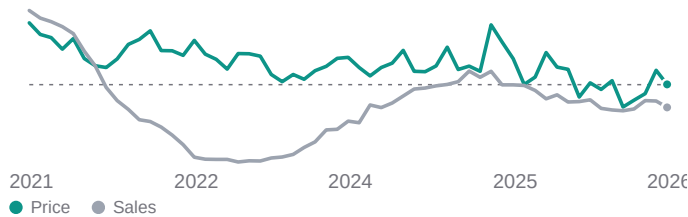


Growth (year over year)

Price +0.1% · Sales -10.7%

Price per square foot

\$370/ft²

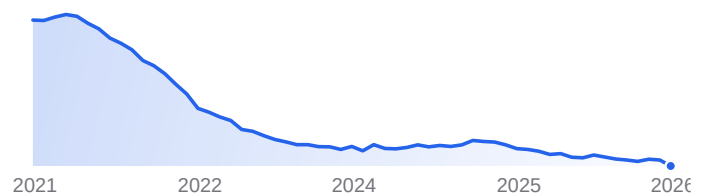
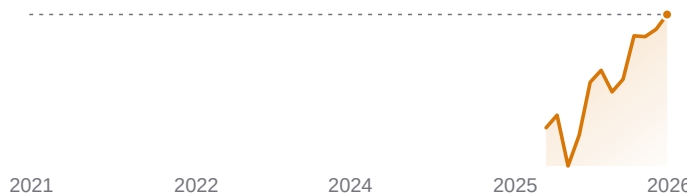


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

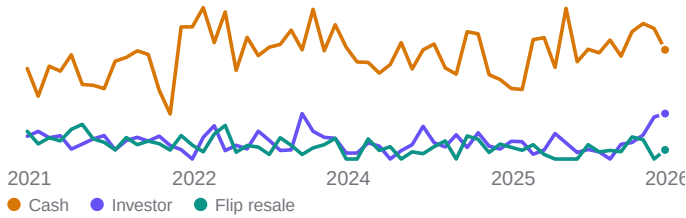
3.6%



BUYERS & OUTCOMES

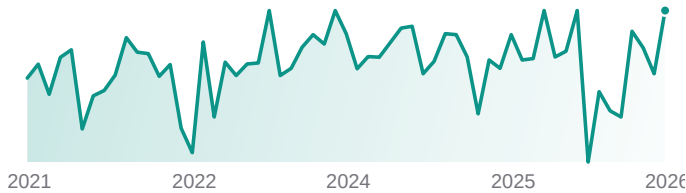
Buyer mix

Cash 29% · Investor 12% · Flip resale 2.4%



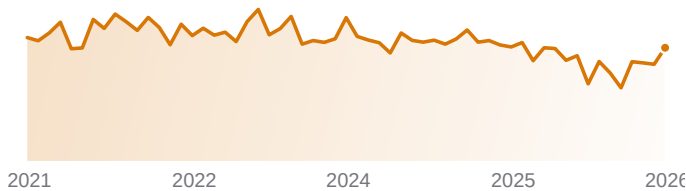
Sellers who sold at a gain

100%

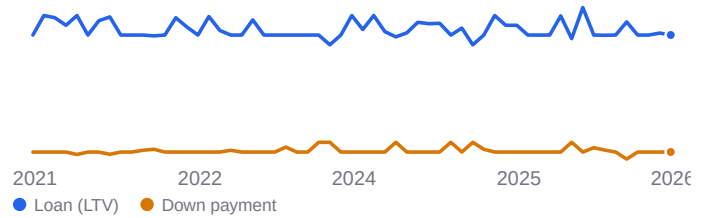


Median annualized return at resale

+9.1%

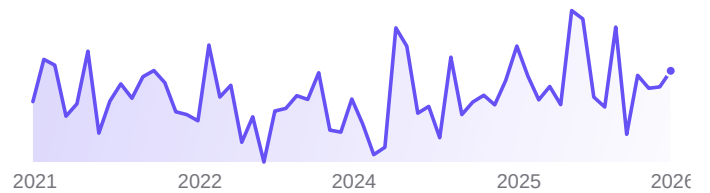


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



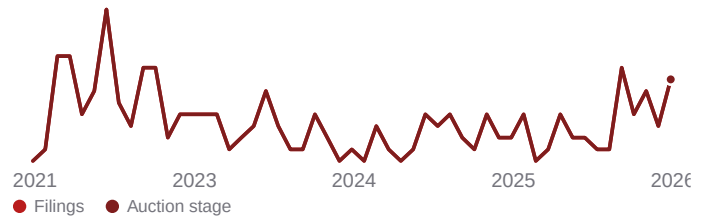
Typical hold before selling

6.2 yrs



Preforeclosure filings

Filings 8 · Auction stage 8



HOUSING STOCK

Homes	21,839
Median value (AVM)	\$733K
Median size	1,699 ft²
Median bedrooms	3
Median year built	1995
Single family	60%
Condos	7.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	1.1%
Owner occupied	74%
Company owned	17%
Median loan-to-value	37%

Typical ownership tenure

8.6 yrs

COMMUNITY

Population	63,308
Density	22 / mi²
Median household income	\$81K
Average household income	\$107K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	121
Homes occupied	94%
Bachelor's or higher	21%
Poverty rate	8.5%
Unemployment	1.4%
Average temp	46°F
Annual precip	18 in
Sunshine	71%

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.