

Gunnison County, CO

County · CO · Colorado

BALANCED MARKET

\$636K

MEDIAN SALE PRICE

-0.6%

1-YR CHANGE

476

SALES (12 MO)

\$915K

MEDIAN VALUE (AVM)

Market temperature

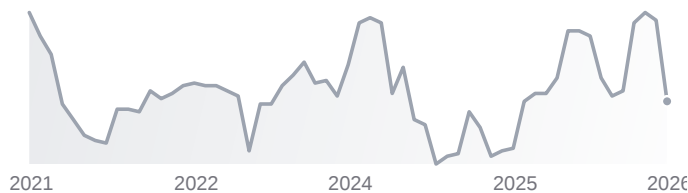
Balanced market · 54 / 100



MARKET TRENDS (5 YEARS)

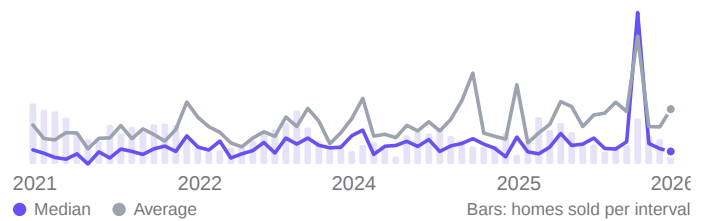
Market temperature (0–100)

54 / 100



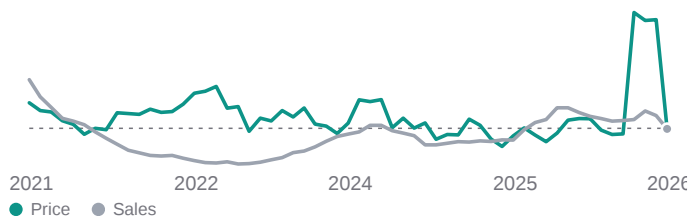
Sale prices

Median \$575K · Average \$1.3M



Growth (year over year)

Price -0.6% · Sales -0.6%



Price per square foot

\$542/ft²



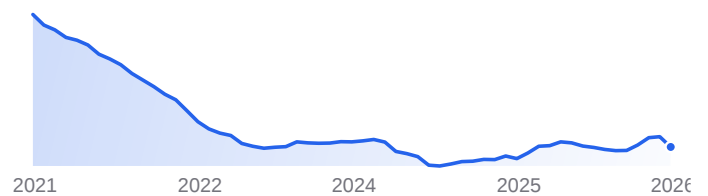
Sale premium vs estimated value

-1.7%



Annual turnover (share of homes sold)

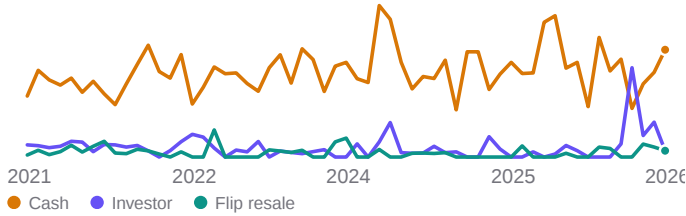
4.0%



BUYERS & OUTCOMES

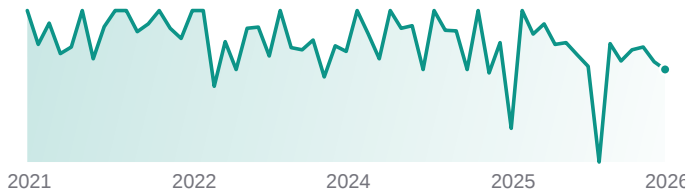
Buyer mix

Cash 57% · Investor 3.3% · Flip resale 3.3%



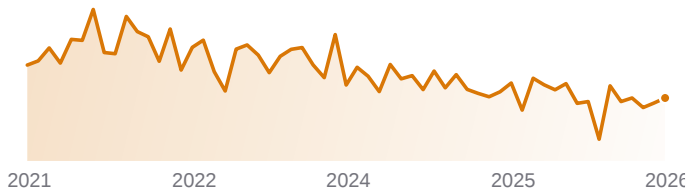
Sellers who sold at a gain

89%

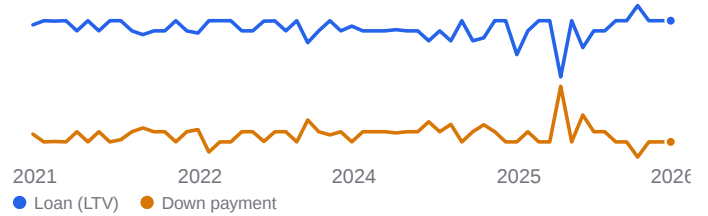


Median annualized return at resale

+8.3%

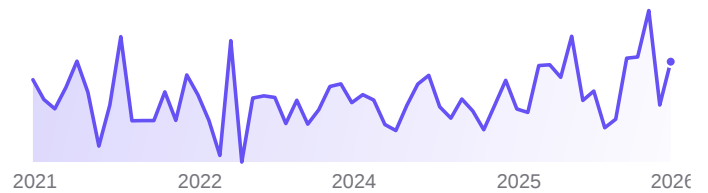


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



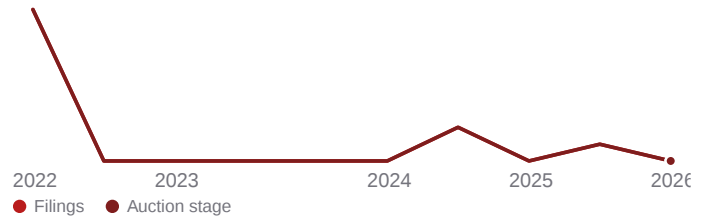
Typical hold before selling

6.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	11,963
Median value (AVM)	\$915K
Median size	1,408 ft²
Median bedrooms	3
Median year built	1990
Single family	56%
Condos	23%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	83%
Underwater (LTV 125% or more)	0.7%
Owner occupied	29%
Company owned	32%
Median loan-to-value	15%

Typical ownership tenure

7.9 yrs

COMMUNITY

Population	17,384
Density	5 / mi²
Median household income	\$77K
Average household income	\$104K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	105
Homes occupied	62%
Bachelor's or higher	42%
Poverty rate	7.9%
Unemployment	1.3%
Average temp	38°F
Annual precip	15 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.