

# La Plata County, CO

County · CO · Colorado

SELLER'S MARKET

**\$679K**

MEDIAN SALE PRICE

**-0.7%**

1-YR CHANGE

**1,013**

SALES (12 MO)

**\$725K**

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



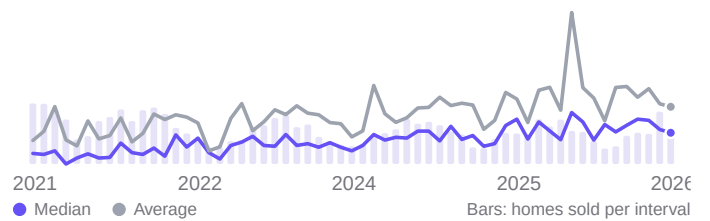
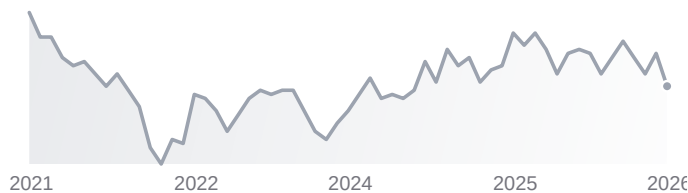
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$650K · Average \$794K

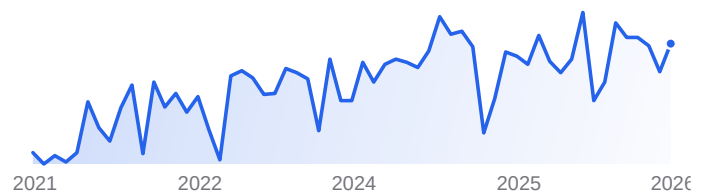
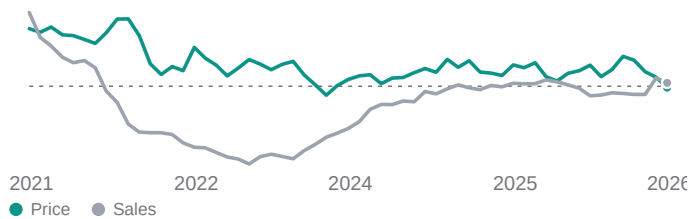


Growth (year over year)

Price -0.7% · Sales +1.5%

Price per square foot

\$402/ft²

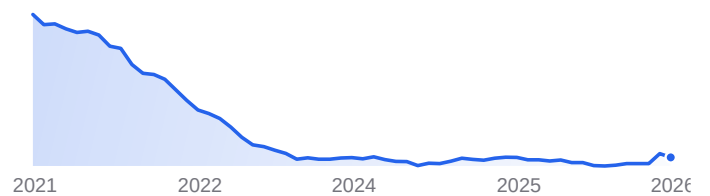
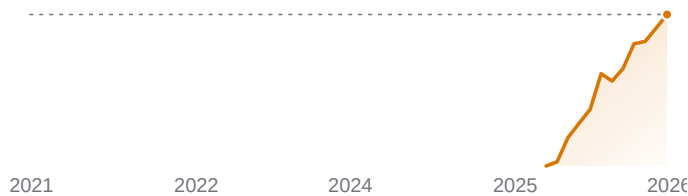


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

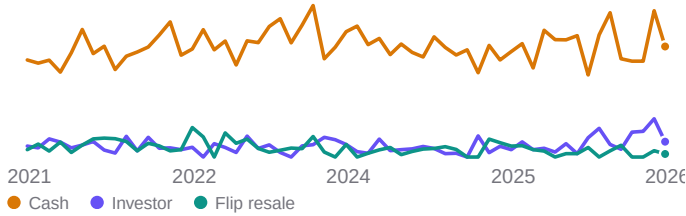
4.2%



## BUYERS & OUTCOMES

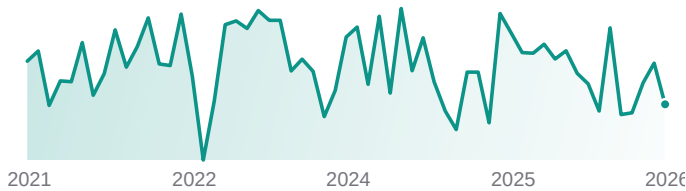
### Buyer mix

Cash 38% · Investor 5.2% · Flip resale 1.0%



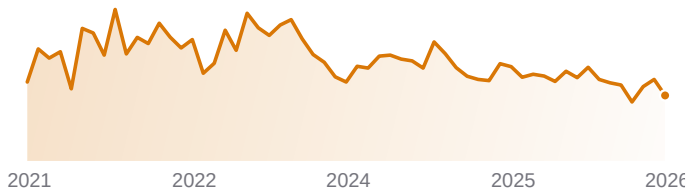
### Sellers who sold at a gain

91%

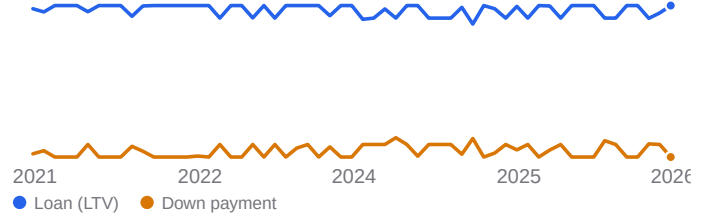


### Median annualized return at resale

+5.4%

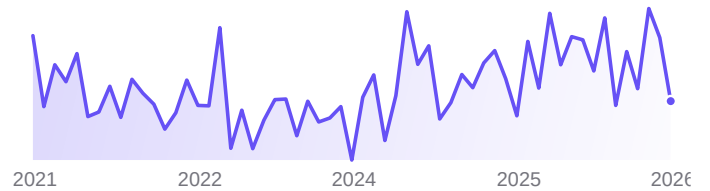


### Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



### Typical hold before selling

5.1 yrs



### Preforeclosure filings

Filings 2 · Auction stage 2



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 24,276    |
| Median value (AVM) | \$725K    |
| Median size        | 1,779 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1994      |
| Single family      | 76%       |
| Condos             | 9.8%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 71%  |
| Underwater (LTV 125% or more) | 0.9% |
| Owner occupied                | 50%  |
| Company owned                 | 23%  |
| Median loan-to-value          | 31%  |

Typical ownership tenure

**13.7 yrs**

## COMMUNITY

|                                  |                            |
|----------------------------------|----------------------------|
| Population                       | <b>57,223</b>              |
| Density                          | <b>34 / mi<sup>2</sup></b> |
| Median household income          | <b>\$80K</b>               |
| Average household income         | <b>\$105K</b>              |
| Crime index (US avg 100)         | <b>96</b>                  |
| Air pollution index (US avg 100) | <b>84</b>                  |
| Earthquake index (US avg 100)    | <b>68</b>                  |
| Homes occupied                   | <b>84%</b>                 |
| Bachelor's or higher             | <b>30%</b>                 |
| Poverty rate                     | <b>12.5%</b>               |
| Unemployment                     | <b>1.3%</b>                |
| Average temp                     | <b>45°F</b>                |
| Annual precip                    | <b>23 in</b>               |
| Sunshine                         | <b>81%</b>                 |

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.