

Mesa County, CO

County · CO · Colorado

BALANCED MARKET

\$412K

MEDIAN SALE PRICE

-1.3%

1-YR CHANGE

2,381

SALES (12 MO)

\$413K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



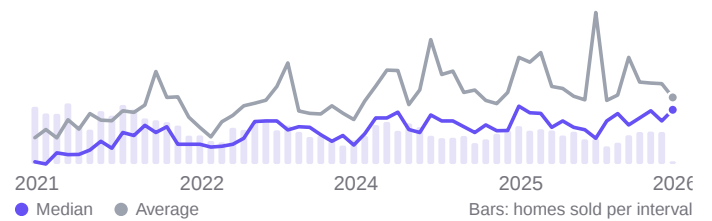
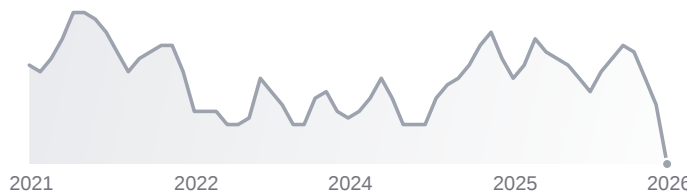
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$419K · Average \$440K

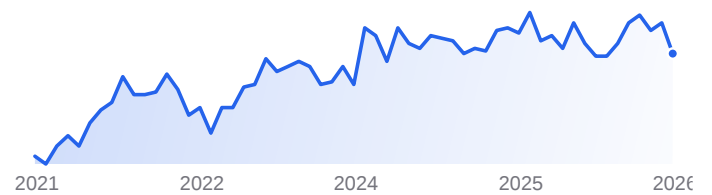
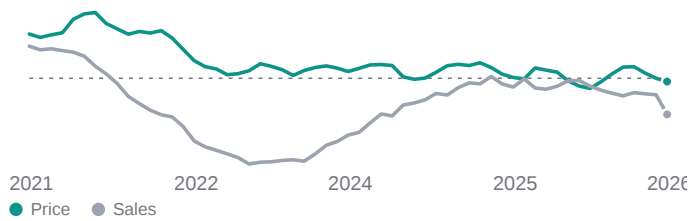


Growth (year over year)

Price -1.3% · Sales -13.6%

Price per square foot

\$257/ft²

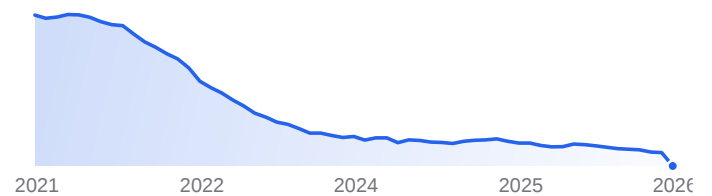
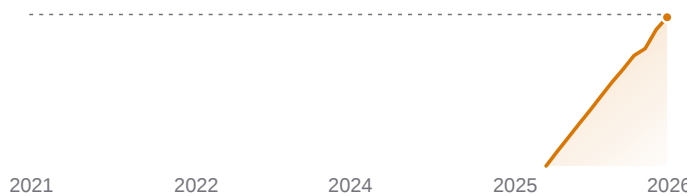


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

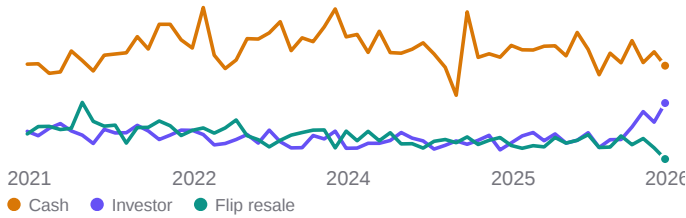
3.8%



BUYERS & OUTCOMES

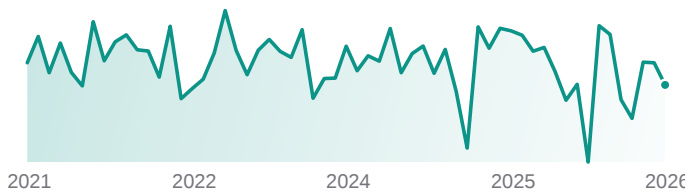
Buyer mix

Cash 24% · Investor 14% · Flip resale 0%



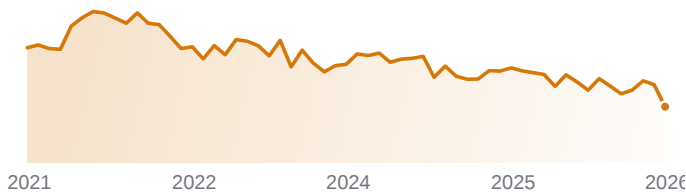
Sellers who sold at a gain

95%

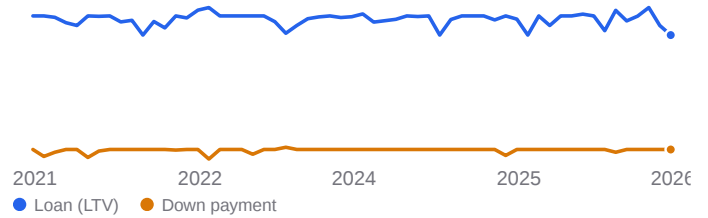


Median annualized return at resale

+4.3%

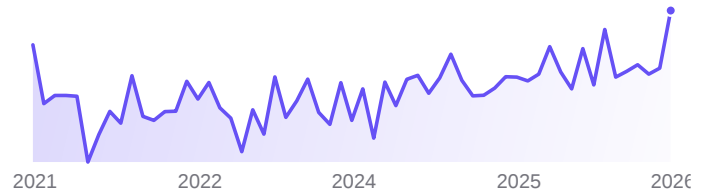


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

7.8 yrs



Preforeclosure filings

Filings 26 · Auction stage 26



HOUSING STOCK

Homes	63,074
Median value (AVM)	\$413K
Median size	1,569 ft²
Median bedrooms	3
Median year built	1992
Single family	73%
Condos	3.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.7%
Owner occupied	78%
Company owned	14%
Median loan-to-value	47%

Typical ownership tenure

7.2 yrs

COMMUNITY

Population	162,549
Density	49 / mi²
Median household income	\$67K
Average household income	\$89K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	97
Homes occupied	94%
Bachelor's or higher	22%
Poverty rate	9.3%
Unemployment	1.3%
Average temp	52°F
Annual precip	9 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.