

Moffat County, CO

County · CO · Colorado

BALANCED MARKET

\$283K

MEDIAN SALE PRICE

-9.1%

1-YR CHANGE

212

SALES (12 MO)

\$290K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



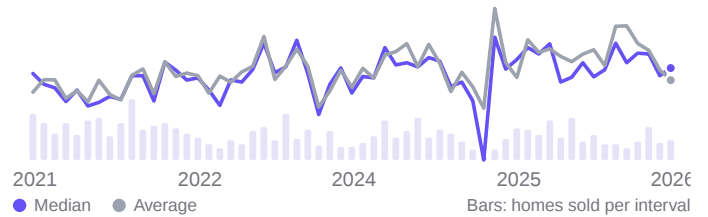
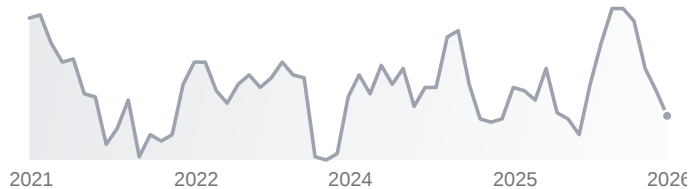
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$278K · Average \$250K

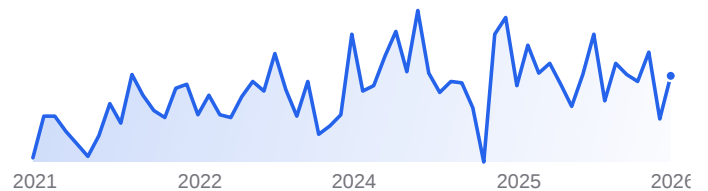
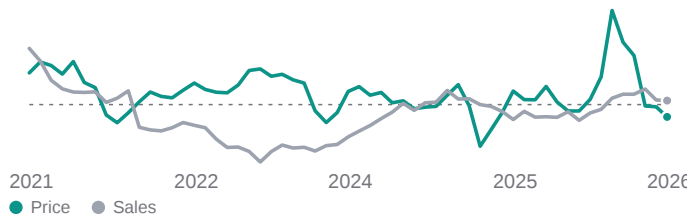


Growth (year over year)

Price -9.1% · Sales +2.9%

Price per square foot

\$178/ft²

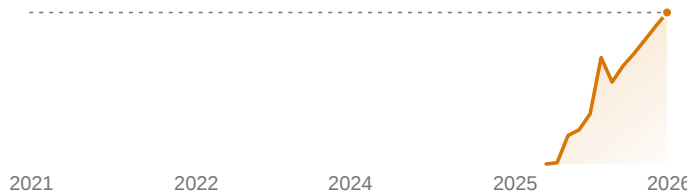


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

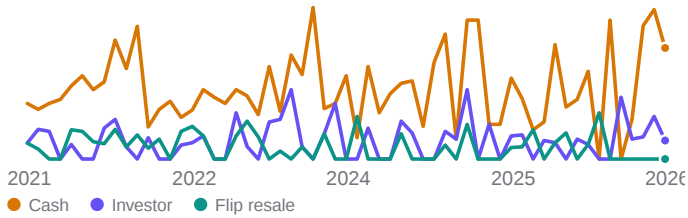
3.9%



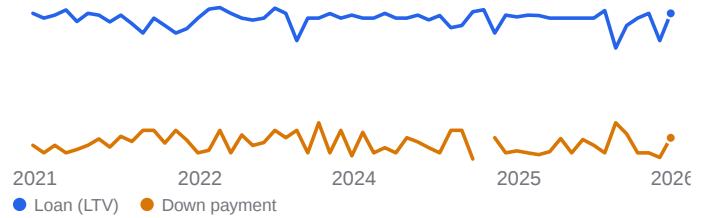
BUYERS & OUTCOMES

Buyer mix

Cash 40% · Investor 6.7% · Flip resale 0%

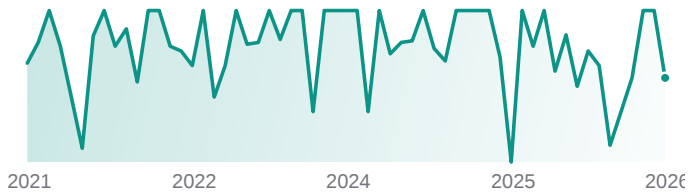


Financing (share of purchase price) Loan (LTV) 98% · Down payment 15%



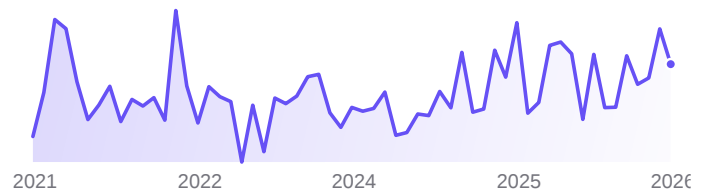
Sellers who sold at a gain

89%



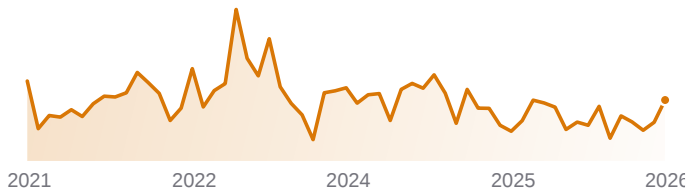
Typical hold before selling

6.7 yrs



Median annualized return at resale

+9.0%



HOUSING STOCK

Homes	5,449
Median value (AVM)	\$290K
Median size	1,420 ft²
Median bedrooms	3
Median year built	1979
Single family	74%
Condos	0.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.7%
Owner occupied	69%
Company owned	12%
Median loan-to-value	47%

Typical ownership tenure

7.0 yrs

COMMUNITY

Population	13,214
Density	3 / mi²
Median household income	\$62K
Average household income	\$83K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	64
Homes occupied	89%
Bachelor's or higher	15%
Poverty rate	11.4%
Unemployment	1.6%
Average temp	43°F
Annual precip	14 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.