

Montezuma County, CO

County · CO · Colorado

BALANCED MARKET

\$367K

MEDIAN SALE PRICE

-6.0%

1-YR CHANGE

377

SALES (12 MO)

\$398K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



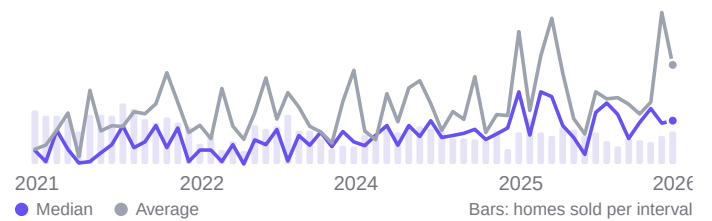
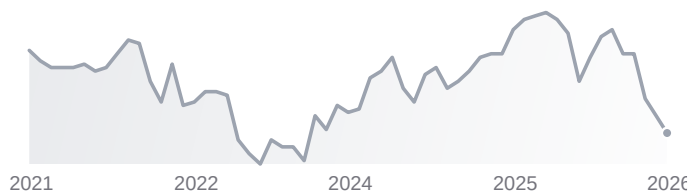
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$360K · Average \$476K

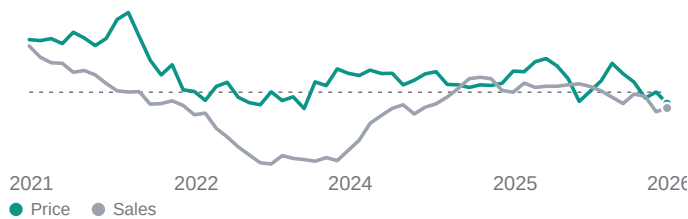


Growth (year over year)

Price -6.0% · Sales -8.3%

Price per square foot

\$208/ft²

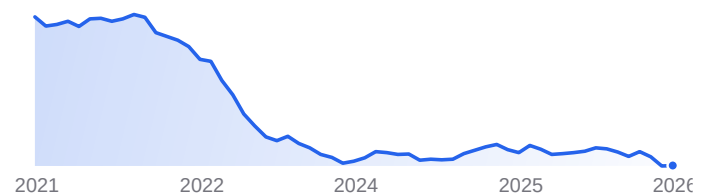
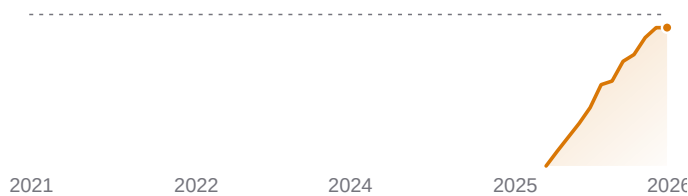


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

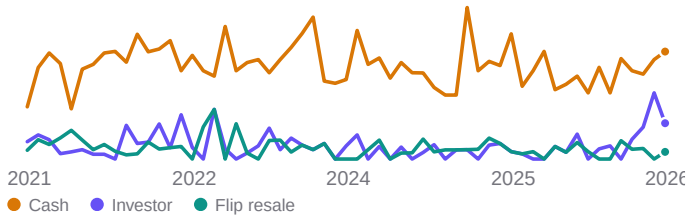
3.9%



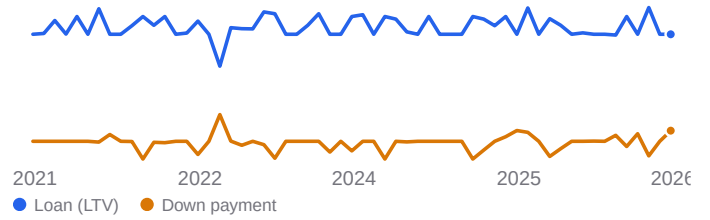
BUYERS & OUTCOMES

Buyer mix

Cash 41% · Investor 14% · Flip resale 2.7%



Financing (share of purchase price) Loan (LTV) 80% · Down payment 26%



Sellers who sold at a gain

88%



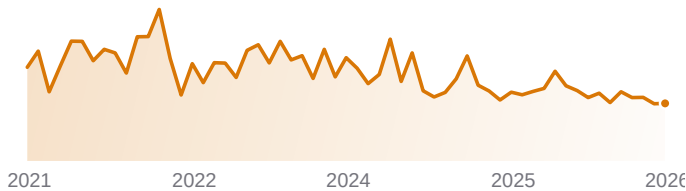
Typical hold before selling

5.7 yrs



Median annualized return at resale

+5.6%



HOUSING STOCK

Homes	9,588
Median value (AVM)	\$398K
Median size	1,537 ft²
Median bedrooms	3
Median year built	1982
Single family	71%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	2.0%
Owner occupied	71%
Company owned	17%
Median loan-to-value	34%
Typical ownership tenure	8.9 yrs

COMMUNITY

Population	27,004
Density	13 / mi²
Median household income	\$63K
Average household income	\$78K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	49
Homes occupied	89%
Bachelor's or higher	17%
Poverty rate	12.3%
Unemployment	1.3%
Average temp	48°F
Annual precip	16 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.