

Montrose County, CO

County · CO · Colorado

BALANCED MARKET

\$443K

MEDIAN SALE PRICE

-2.6%

1-YR CHANGE

767

SALES (12 MO)

\$469K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



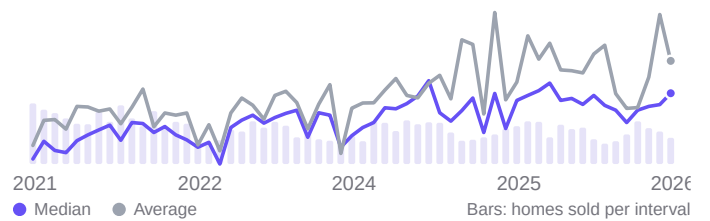
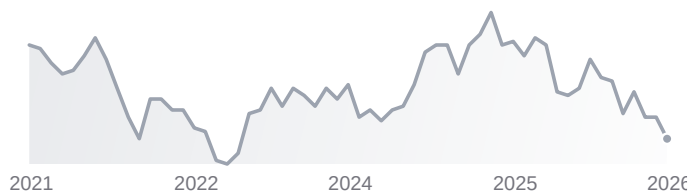
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

49 / 100

Sale prices

Median \$460K · Average \$525K

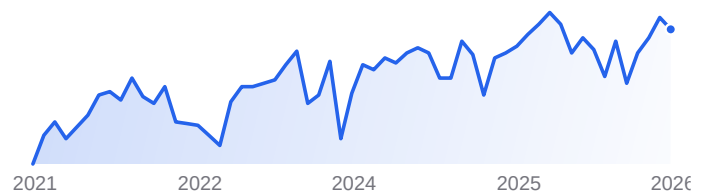
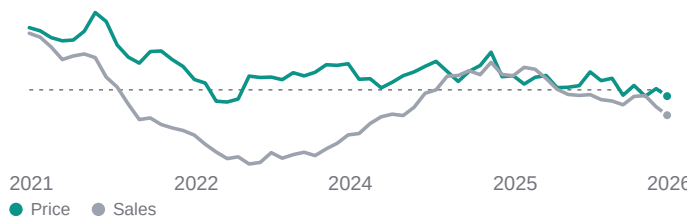


Growth (year over year)

Price -2.6% · Sales -10.6%

Price per square foot

\$287/ft²

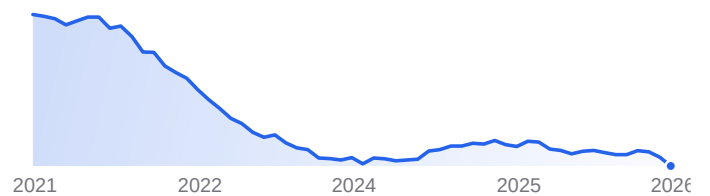
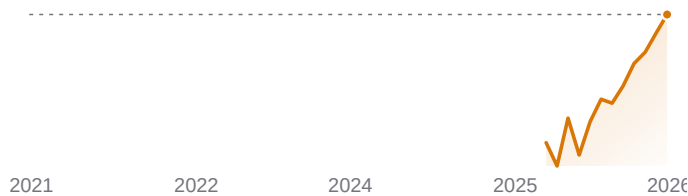


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

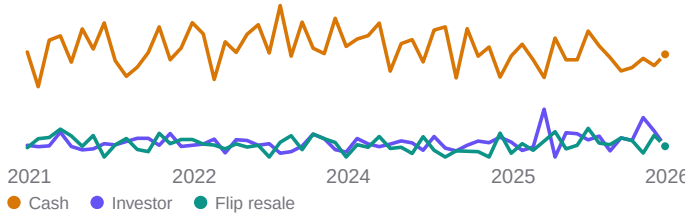
4.5%



BUYERS & OUTCOMES

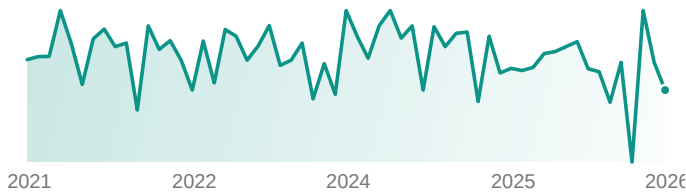
Buyer mix

Cash 35% · Investor 3.7% · Flip resale 3.7%



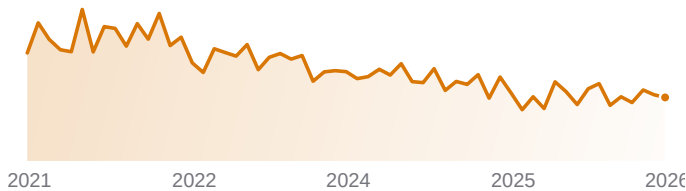
Sellers who sold at a gain

90%

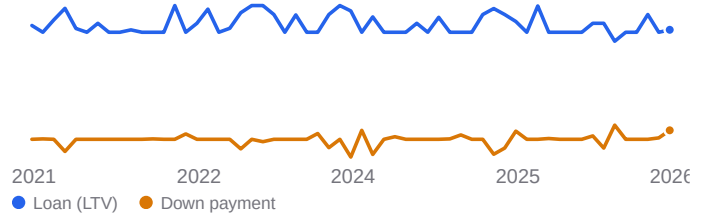


Median annualized return at resale

+6.4%

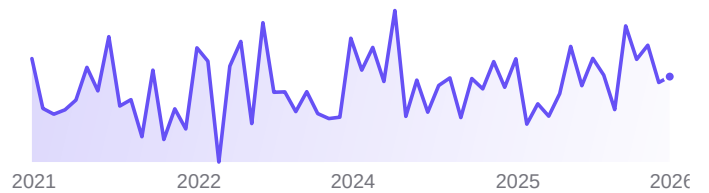


Financing (share of purchase price) Loan (LTV) 81% · Down payment 25%



Typical hold before selling

5.2 yrs



Preforeclosure filings

Filings 6 · Auction stage 6



HOUSING STOCK

Homes	17,057
Median value (AVM)	\$469K
Median size	1,681 ft²
Median bedrooms	3
Median year built	1995
Single family	86%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	1.2%
Owner occupied	66%
Company owned	17%
Median loan-to-value	30%

Typical ownership tenure

11.9 yrs

COMMUNITY

Population	45,145
Density	20 / mi²
Median household income	\$65K
Average household income	\$86K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	126
Homes occupied	92%
Bachelor's or higher	20%
Poverty rate	10.8%
Unemployment	1.3%
Average temp	48°F
Annual precip	11 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.