

Morgan County, CO

County · CO · Colorado

SELLER'S MARKET

\$350K

MEDIAN SALE PRICE

+4.2%

1-YR CHANGE

407

SALES (12 MO)

\$339K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

Balanced

Seller's market

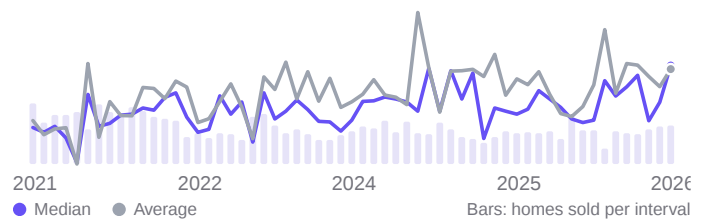
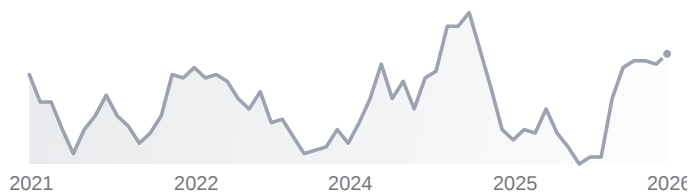
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$400K · Average \$394K

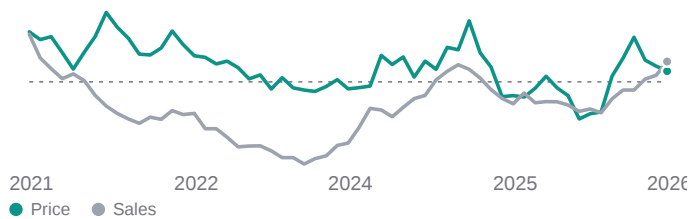


Growth (year over year)

Price +4.2% · Sales +8.0%

Price per square foot

\$116/ft²

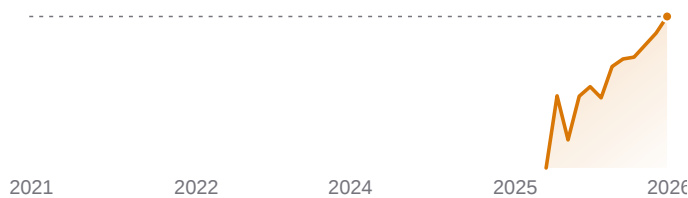


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

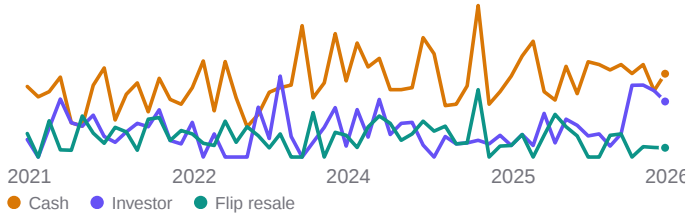
3.8%



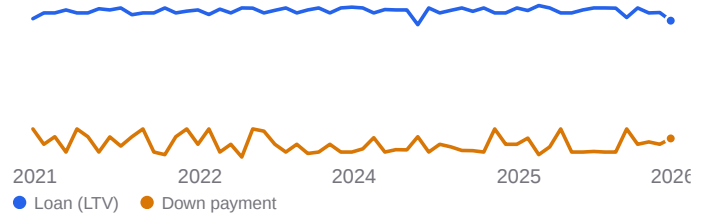
BUYERS & OUTCOMES

Buyer mix

Cash 23% · Investor 15% · Flip resale 2.5%

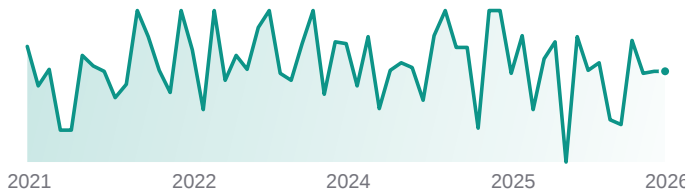


Financing (share of purchase price) Loan (LTV) 90% · Down payment 14%



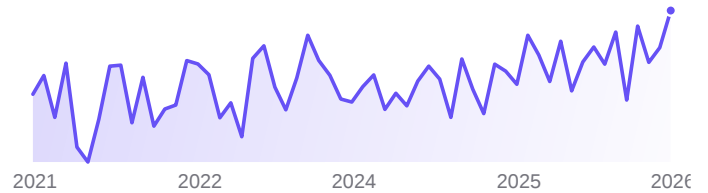
Sellers who sold at a gain

90%



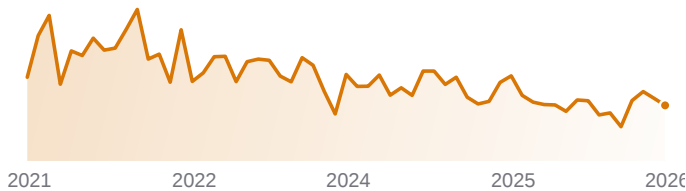
Typical hold before selling

8.1 yrs



Median annualized return at resale

+5.1%



Preforeclosure filings

Filings 10 · Auction stage 10



HOUSING STOCK

Homes	10,698
Median value (AVM)	\$339K
Median size	2,444 ft²
Median bedrooms	3
Median year built	1972
Single family	76%
Condos	0.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	2.5%
Owner occupied	74%
Company owned	12%
Median loan-to-value	47%

Typical ownership tenure

7.9 yrs

COMMUNITY

Population	30,302
Density	24 / mi²
Median household income	\$70K
Average household income	\$85K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	22
Homes occupied	93%
Bachelor's or higher	10%
Poverty rate	12.8%
Unemployment	1.6%
Average temp	49°F
Annual precip	14 in
Sunshine	69%

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.