

Otero County, CO

County · CO · Colorado

BUYER'S MARKET

\$187K

MEDIAN SALE PRICE

+14.7%

1-YR CHANGE

189

SALES (12 MO)

\$138K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



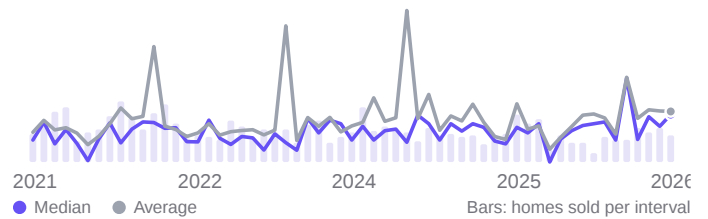
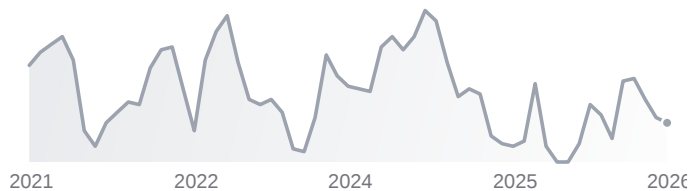
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

37 / 100

Sale prices

Median \$200K · Average \$209K

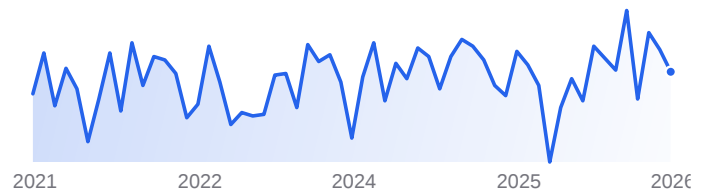
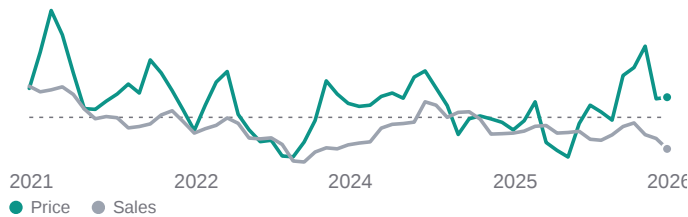


Growth (year over year)

Price +14.7% · Sales -22.9%

Price per square foot

\$124/ft²

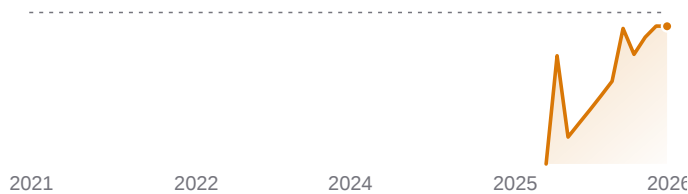


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

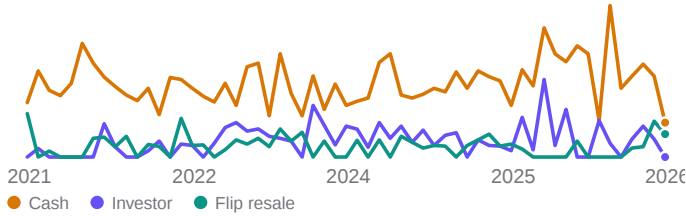
2.3%



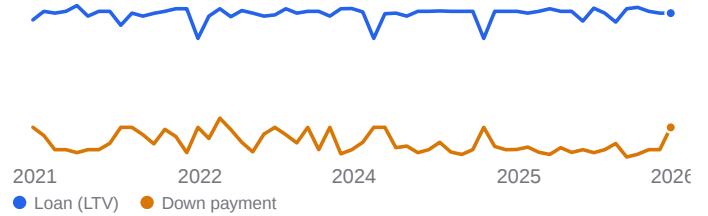
BUYERS & OUTCOMES

Buyer mix

Cash 17% · Investor 0% · Flip resale 11%

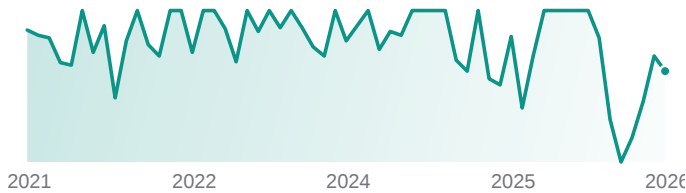


Financing (share of purchase price) Loan (LTV) 97% · Down payment 20%



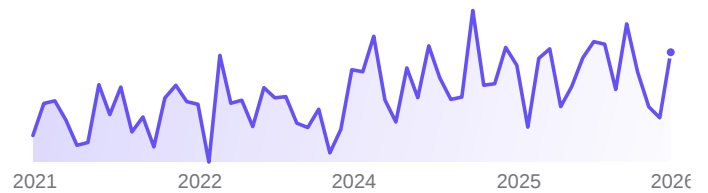
Sellers who sold at a gain

78%



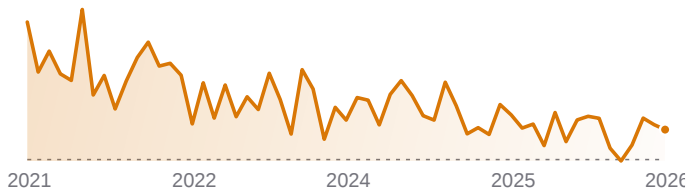
Typical hold before selling

7.9 yrs



Median annualized return at resale

+4.7%



HOUSING STOCK

Homes	8,082
Median value (AVM)	\$138K
Median size	1,227 ft²
Median bedrooms	3
Median year built	1945
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	4.8%
Owner occupied	64%
Company owned	11%
Median loan-to-value	38%
Typical ownership tenure	7.8 yrs

COMMUNITY

Population	18,022
Density	14 / mi²
Median household income	\$45K
Average household income	\$62K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	31
Homes occupied	88%
Bachelor's or higher	12%
Poverty rate	25.2%
Unemployment	1.5%
Average temp	53°F
Annual precip	12 in
Sunshine	76%

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.