

Olathe

City · CO · Colorado > Montrose County

BALANCED MARKET

\$418K

MEDIAN SALE PRICE

+10.0%

1-YR CHANGE

49

SALES (12 MO)

\$410K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100

Buyer's market

Balanced

Seller's market

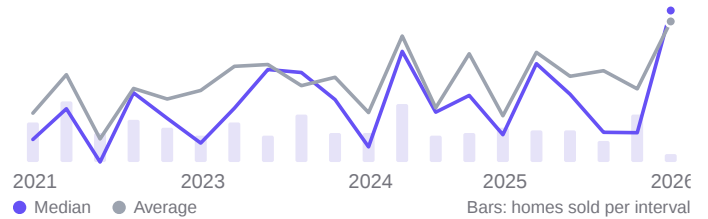
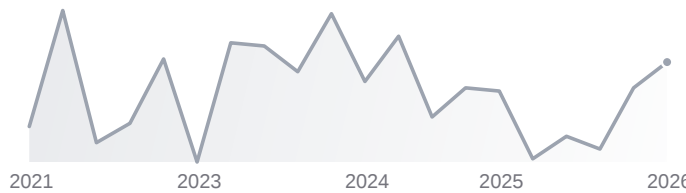
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$535K · Average \$511K

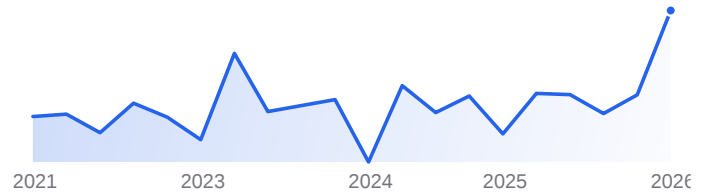
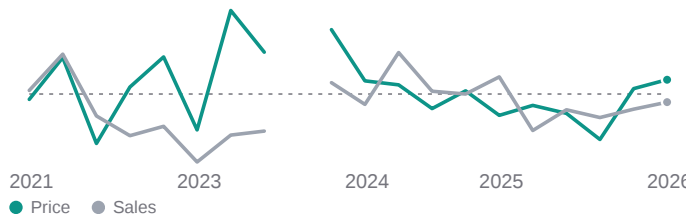


Growth (year over year)

Price +10.0% · Sales -5.8%

Price per square foot

\$333/ft²

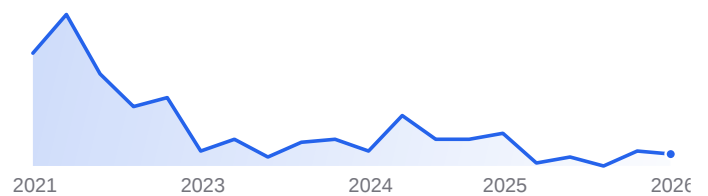


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

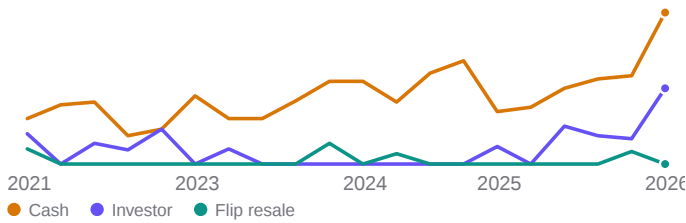
3.0%



BUYERS & OUTCOMES

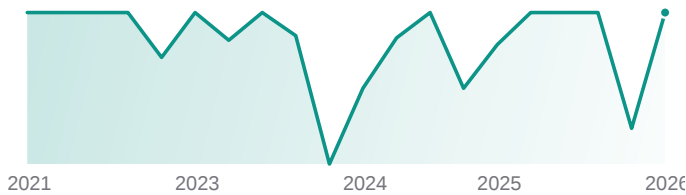
Buyer mix

Cash 67% · Investor 33% · Flip resale 0%



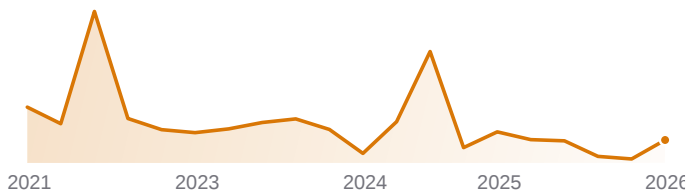
Sellers who sold at a gain

100%



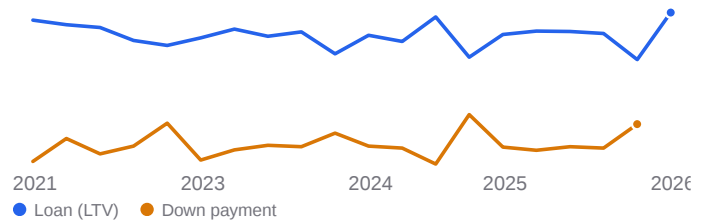
Median annualized return at resale

+6.6%



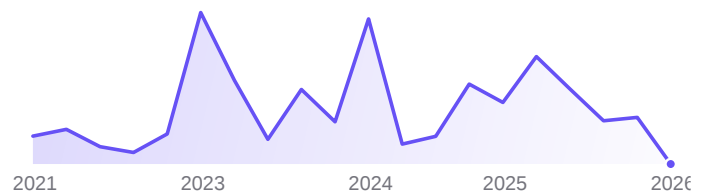
Financing (share of purchase price)

Loan (LTV) 102% · Down payment 28%



Typical hold before selling

2.5 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	1,626
Median value (AVM)	\$410K
Median size	1,611 ft²
Median bedrooms	3
Median year built	1982
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	2.1%
Owner occupied	54%
Company owned	13%
Median loan-to-value	29%
Typical ownership tenure	19.5 yrs

COMMUNITY

Population	2,180
Density	1,452 / mi²
Median household income	\$68K
Average household income	\$78K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	131
Homes occupied	91%
Bachelor's or higher	7%
Poverty rate	8.3%
Unemployment	1.4%
Average temp	48°F
Annual precip	11 in
Sunshine	81%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.