

Wiggins 80654

ZIP code · CO · Colorado > Morgan County > Wiggins

BALANCED MARKET

\$437K

MEDIAN SALE PRICE

-9.8%

1-YR CHANGE

70

SALES (12 MO)

\$429K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



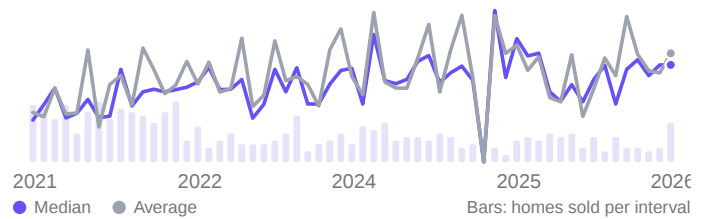
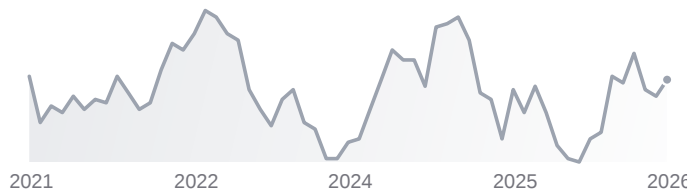
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$446K · Average \$475K

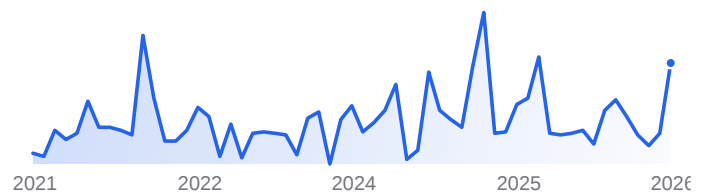
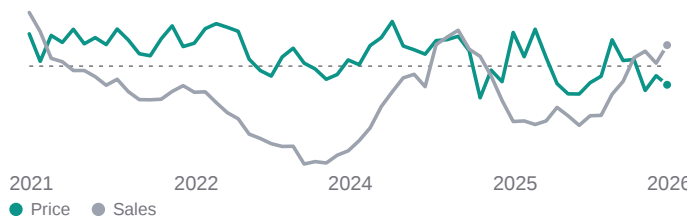


Growth (year over year)

Price -9.8% · Sales +11.1%

Price per square foot

\$166/ft²

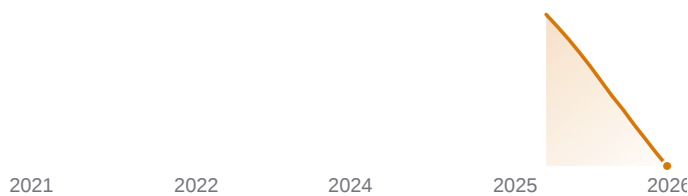


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

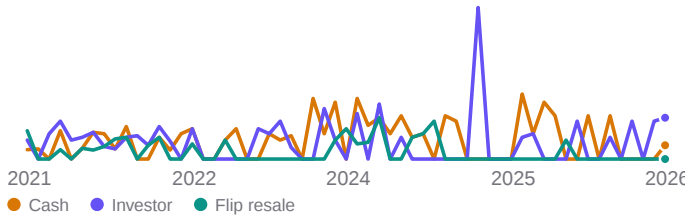
4.8%



BUYERS & OUTCOMES

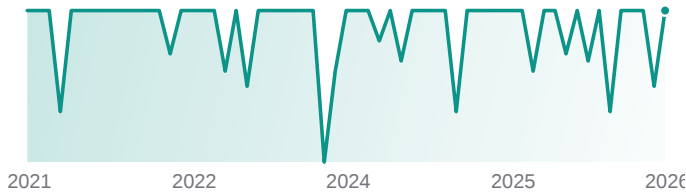
Buyer mix

Cash 9.1% · Investor 27% · Flip resale 0%



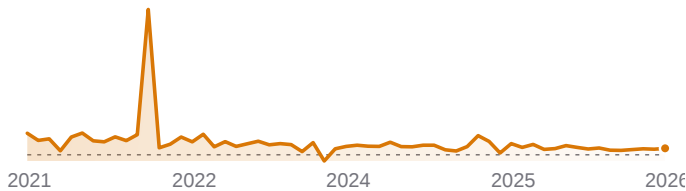
Sellers who sold at a gain

100%

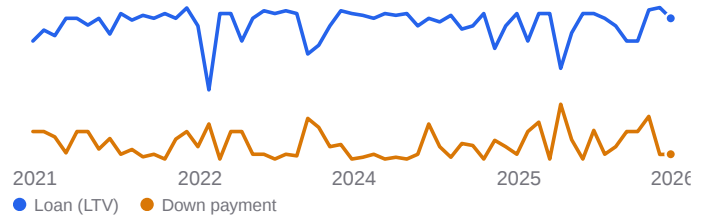


Median annualized return at resale

+4.6%

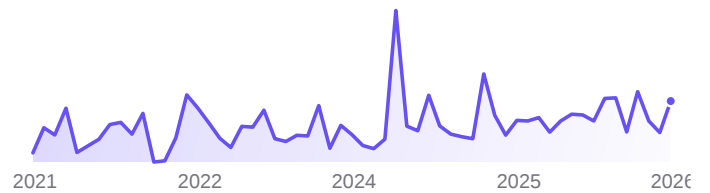


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



Typical hold before selling

6.4 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	1,467
Median value (AVM)	\$429K
Median size	2,910 ft²
Median bedrooms	3
Median year built	2002
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	41%
Underwater (LTV 125% or more)	2.6%
Owner occupied	82%
Company owned	10%
Median loan-to-value	66%
Typical ownership tenure	5.7 yrs

COMMUNITY

Population	2,875
Density	13 / mi²
Median household income	\$86K
Average household income	\$102K
Crime index (US avg 100)	72
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	32
Homes occupied	93%
Bachelor's or higher	12%
Poverty rate	9.4%
Unemployment	1.6%
Average temp	49°F
Annual precip	15 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.