

Boncarbo 81024

ZIP code · CO · Colorado · Las Animas County

\$215K

MEDIAN SALE PRICE

4

SALES (12 MO)

\$255K

MEDIAN VALUE (AVM)

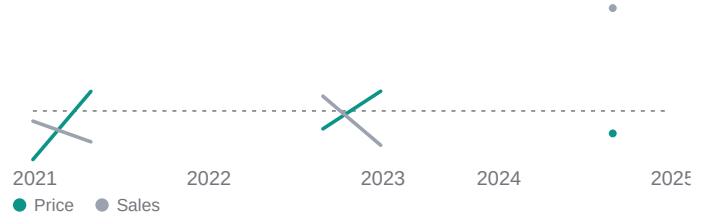
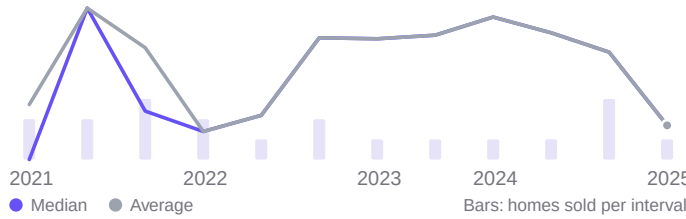
MARKET TRENDS (5 YEARS)

Sale prices

Median \$130K · Average \$130K

Growth (year over year)

Price -21.9% · Sales +100.0%

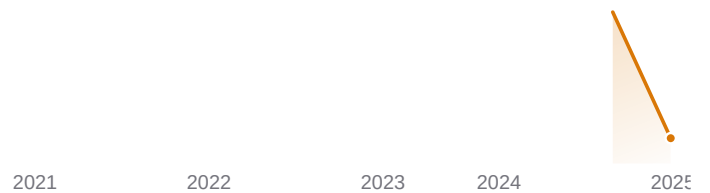
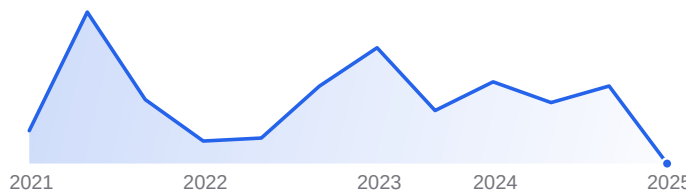


Price per square foot

\$40/ft²

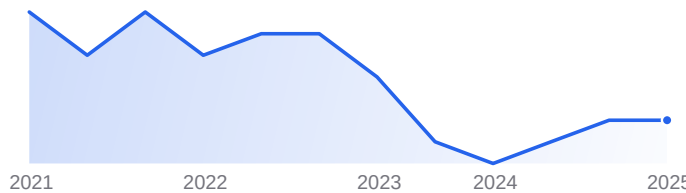
Sale premium vs estimated value

+0.7%



Annual turnover (share of homes sold)

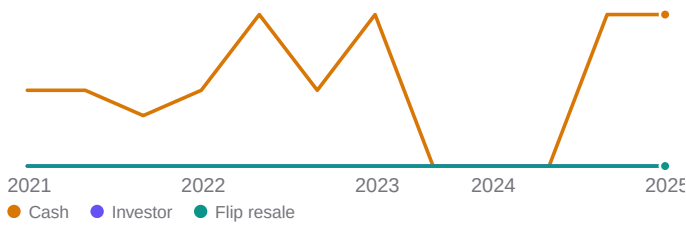
2.1%



BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



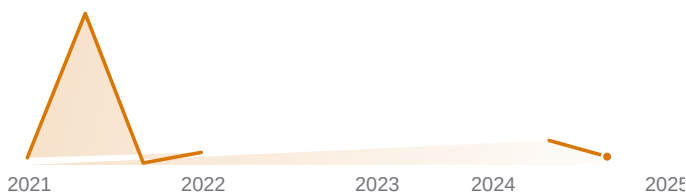
Sellers who sold at a gain

100%

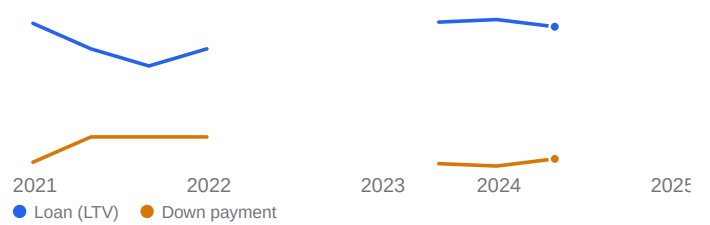


Median annualized return at resale

+3.8%



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



Typical hold before selling

9.6 yrs



HOUSING STOCK

Homes	192
Median value (AVM)	\$255K
Median size	1,700 ft²
Median bedrooms	3
Median year built	1997
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	5.4%
Owner occupied	55%
Company owned	13%
Median loan-to-value	0%
Typical ownership tenure	7.3 yrs

COMMUNITY

Population	281
Density	8 / mi²
Median household income	\$46K
Average household income	\$65K
Crime index (US avg 100)	111
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	47
Homes occupied	75%
Bachelor's or higher	12%
Poverty rate	17.1%
Unemployment	1.4%
Average temp	47°F
Annual precip	20 in
Sunshine	81%

Market metrics are derived from recorded arms-length deeds through October 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.