

Monte Vista 81144

ZIP code · CO · Colorado > Rio Grande County > Monte Vista

BALANCED MARKET

\$201K

MEDIAN SALE PRICE

-13.6%

1-YR CHANGE

105

SALES (12 MO)

\$233K

MEDIAN VALUE (AVM)

Market temperature

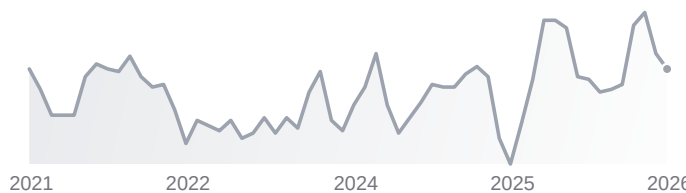
Balanced market · 55 / 100



MARKET TRENDS (5 YEARS)

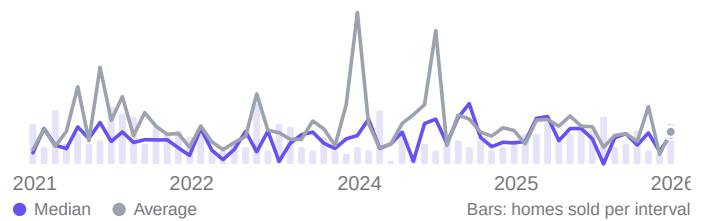
Market temperature (0–100)

55 / 100



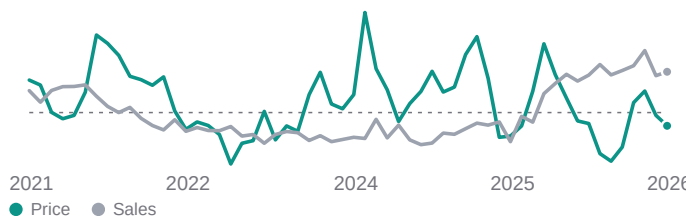
Sale prices

Median \$230K · Average \$247K



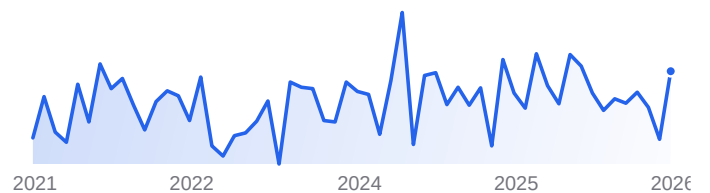
Growth (year over year)

Price -13.6% · Sales +41.9%



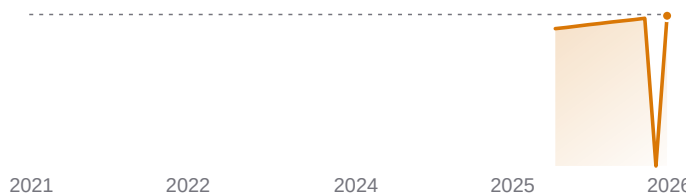
Price per square foot

\$184/ft²



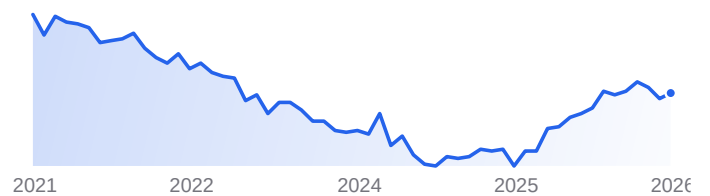
Sale premium vs estimated value

-0.4%



Annual turnover (share of homes sold)

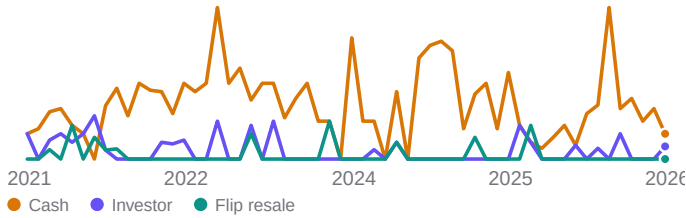
3.5%



BUYERS & OUTCOMES

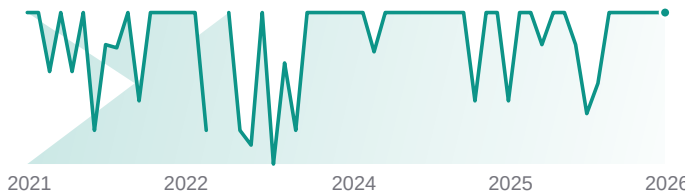
Buyer mix

Cash 17% · Investor 8.3% · Flip resale 0%



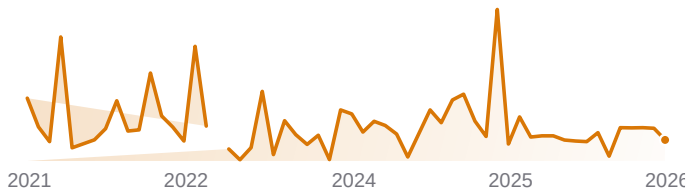
Sellers who sold at a gain

100%

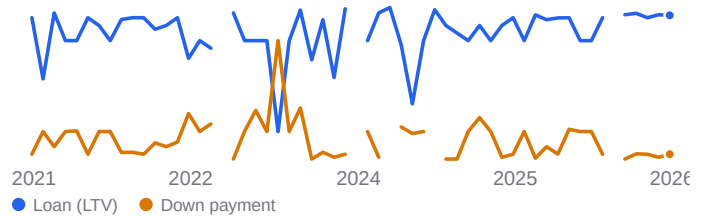


Median annualized return at resale

+5.5%

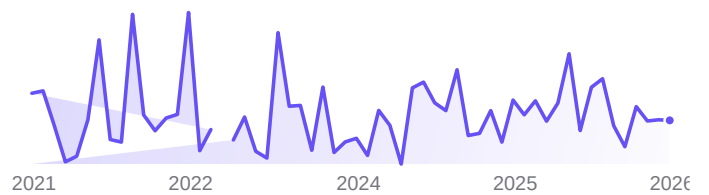


Financing (share of purchase price) Loan (LTV) 97% · Down payment 5.0%



Typical hold before selling

4.9 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	3,004
Median value (AVM)	\$233K
Median size	1,456 ft²
Median bedrooms	3
Median year built	1965
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	2.7%
Owner occupied	68%
Company owned	13%
Median loan-to-value	32%
Typical ownership tenure	11.5 yrs

COMMUNITY

Population	7,171
Density	23 / mi²
Median household income	\$67K
Average household income	\$81K
Crime index (US avg 100)	95
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	70
Homes occupied	87%
Bachelor's or higher	24%
Poverty rate	9.4%
Unemployment	1.9%
Average temp	40°F
Annual precip	15 in
Sunshine	81%

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