

Gunnison 81230

ZIP code · CO · Colorado > Gunnison County > Gunnison

BALANCED MARKET

\$568K

MEDIAN SALE PRICE

-17.5%

1-YR CHANGE

185

SALES (12 MO)

\$684K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



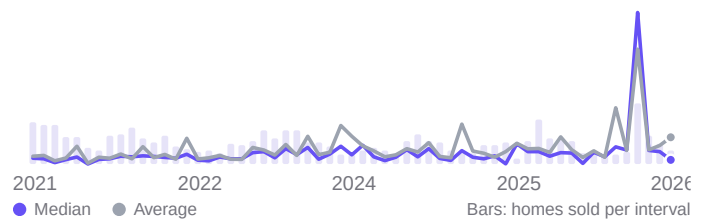
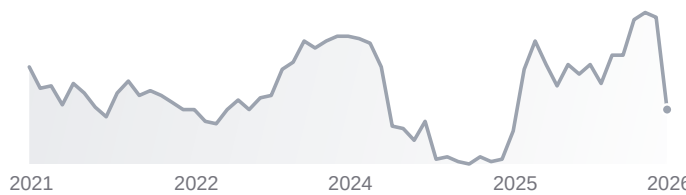
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$425K · Average \$973K

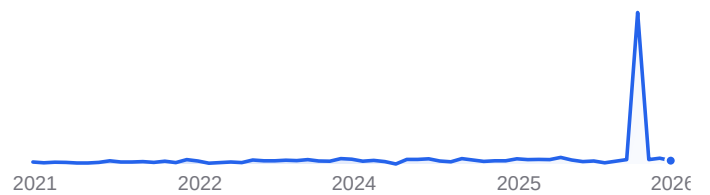
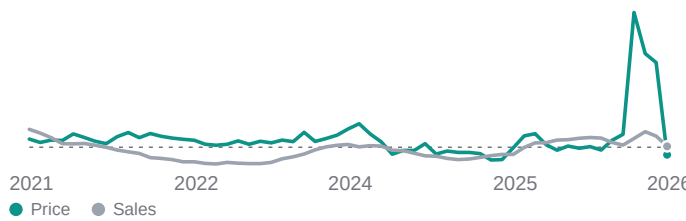


Growth (year over year)

Price -17.5% · Sales +2.2%

Price per square foot

\$377/ft²

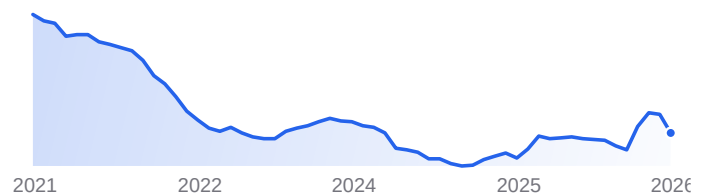


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

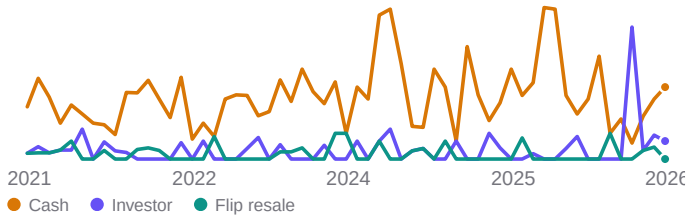
4.3%



BUYERS & OUTCOMES

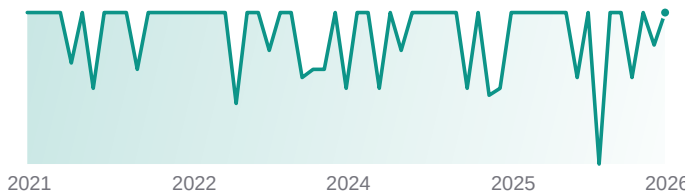
Buyer mix

Cash 40% · Investor 10% · Flip resale 0%



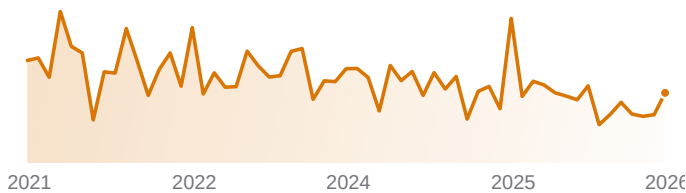
Sellers who sold at a gain

100%

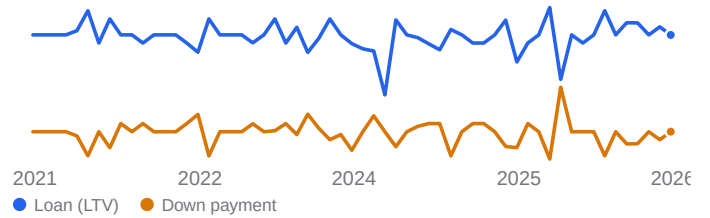


Median annualized return at resale

+9.2%

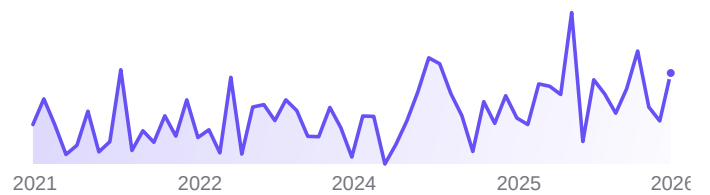


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

7.6 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	4,304
Median value (AVM)	\$684K
Median size	1,479 ft²
Median bedrooms	3
Median year built	1982
Single family	62%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	80%
Underwater (LTV 125% or more)	0.5%
Owner occupied	57%
Company owned	22%
Median loan-to-value	21%

Typical ownership tenure

8.0 yrs

COMMUNITY

Population	10,842
Density	6 / mi²
Median household income	\$73K
Average household income	\$93K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	100
Homes occupied	76%
Bachelor's or higher	35%
Poverty rate	10.3%
Unemployment	1.3%
Average temp	39°F
Annual precip	14 in
Sunshine	81%

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.