

Powderhorn 81243

ZIP code · CO · Colorado > Gunnison County

BALANCED MARKET

\$348K

MEDIAN SALE PRICE

7

SALES (12 MO)

\$591K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



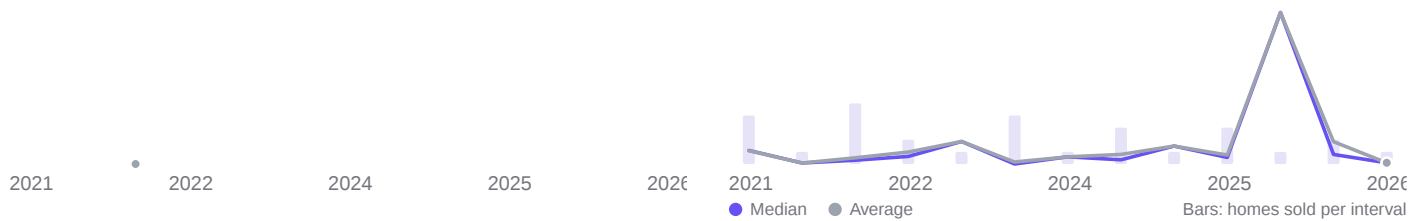
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$202K · Average \$202K

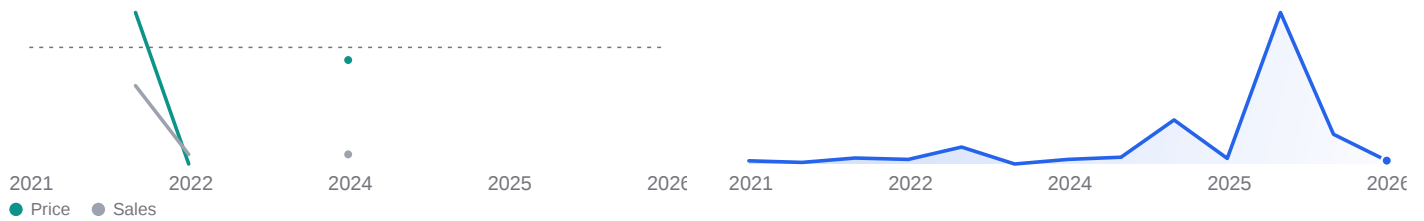


Growth (year over year)

Price -4.7% · Sales -40.0%

Price per square foot

\$221/ft²

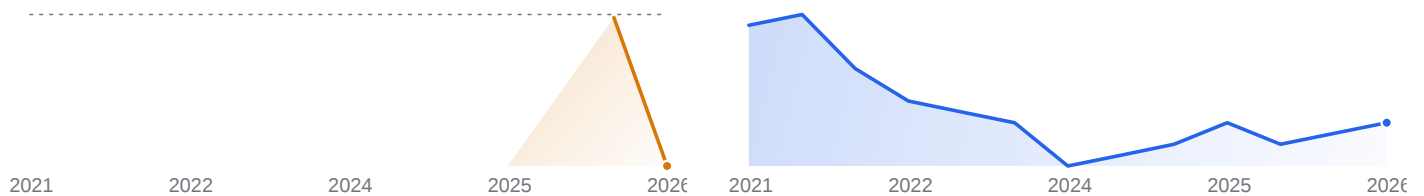


Sale premium vs estimated value

-49.2%

Annual turnover (share of homes sold)

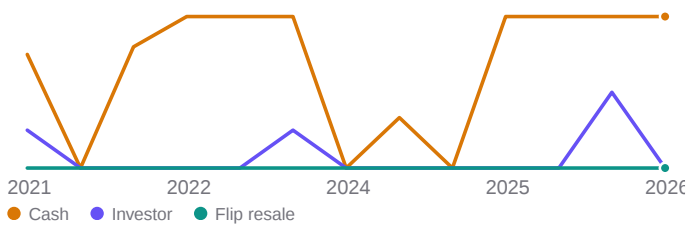
2.7%



BUYERS & OUTCOMES

Buyer mix

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



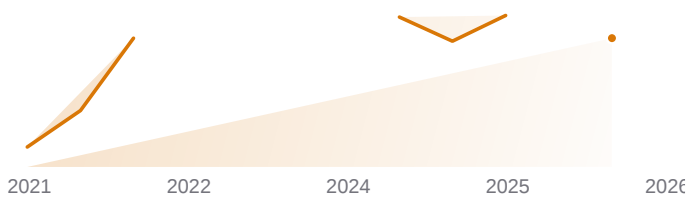
Sellers who sold at a gain

100%

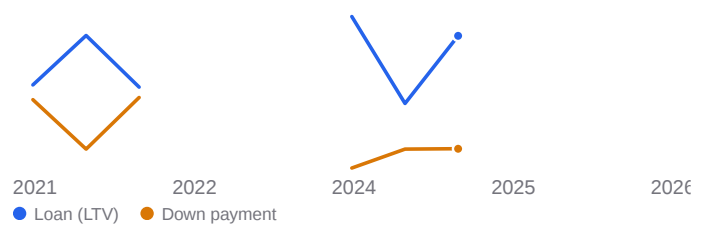


Median annualized return at resale

+15.5%

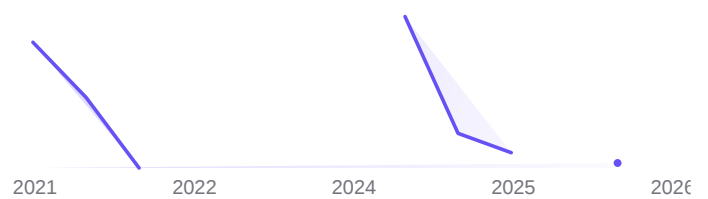


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

2.9 yrs



HOUSING STOCK

Homes	255
Median value (AVM)	\$591K
Median size	1,273 ft²
Median bedrooms	2
Median year built	1995
Single family	63%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	82%
Underwater (LTV 125% or more)	1.7%
Owner occupied	24%
Company owned	26%
Median loan-to-value	0%
Typical ownership tenure	9.6 yrs

COMMUNITY

Population	219
Density	1 / mi²
Median household income	\$70K
Average household income	\$110K
Crime index (US avg 100)	162
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	130
Homes occupied	26%
Bachelor's or higher	19%
Poverty rate	9.1%
Unemployment	1.0%
Average temp	39°F
Annual precip	13 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.