

Wetmore 81253

ZIP code · CO · Colorado > Custer County

SELLER'S MARKET

\$318K

MEDIAN SALE PRICE

5

SALES (12 MO)

\$419K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100



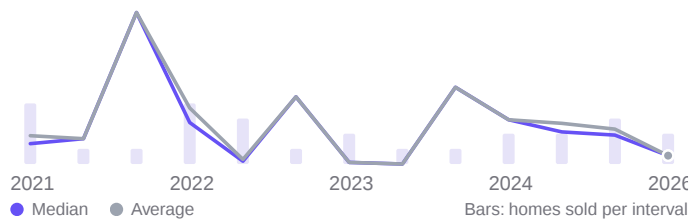
MARKET TRENDS (5 YEARS)

Sale prices

Median \$253K · Average \$253K

Growth (year over year)

Price -5.1% · Sales -40.0%

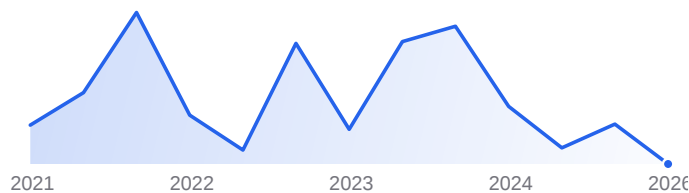


Price per square foot

\$157/ft²

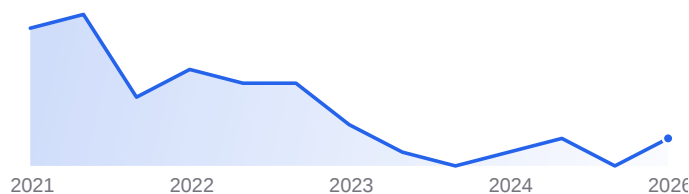
Sale premium vs estimated value

-28.2%



Annual turnover (share of homes sold)

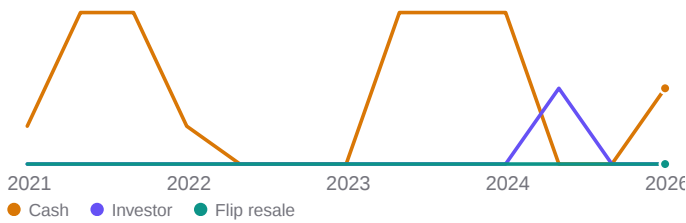
3.0%



BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



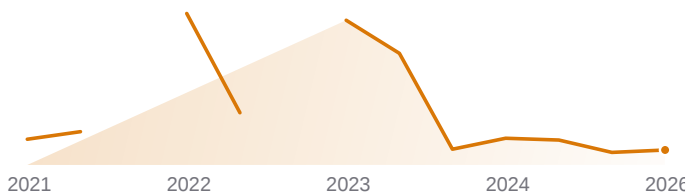
Sellers who sold at a gain

100%

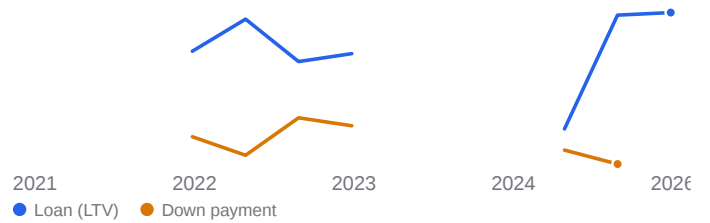


Median annualized return at resale

+3.8%

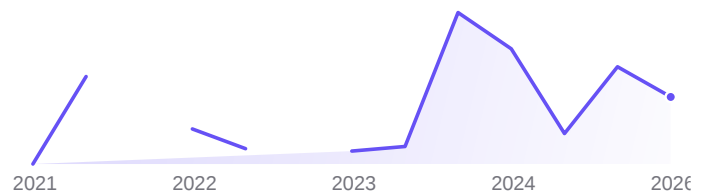


Financing (share of purchase price) Loan (LTV) 100% · Down payment 1.8%



Typical hold before selling

7.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	168
Median value (AVM)	\$419K
Median size	1,607 ft²
Median bedrooms	2
Median year built	1978
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	0.7%
Owner occupied	44%
Company owned	10%
Median loan-to-value	27%
Typical ownership tenure	23.0 yrs

COMMUNITY

Population	433
Density	3 / mi²
Median household income	\$87K
Average household income	\$119K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	47
Homes occupied	56%
Bachelor's or higher	23%
Poverty rate	10.7%
Unemployment	1.4%
Average temp	43°F
Annual precip	22 in
Sunshine	76%

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