

Dolores 81323

ZIP code · CO · Colorado > Montezuma County > Dolores

BALANCED MARKET

\$398K

MEDIAN SALE PRICE

-20.9%

1-YR CHANGE

80

SALES (12 MO)

\$458K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



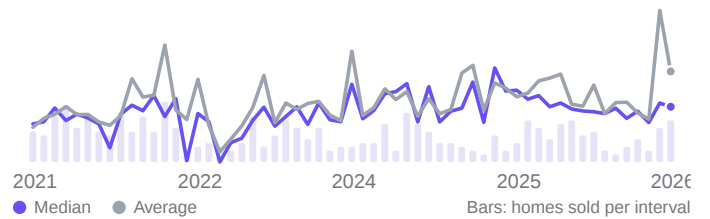
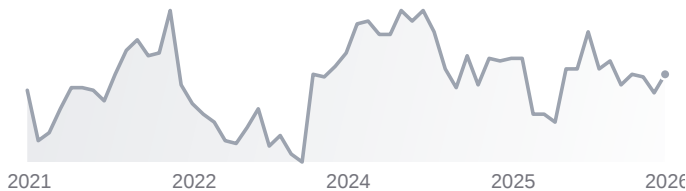
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$425K · Average \$661K

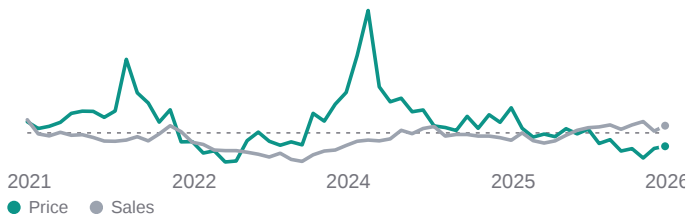


Growth (year over year)

Price -20.9% · Sales +11.1%

Price per square foot

\$253/ft²

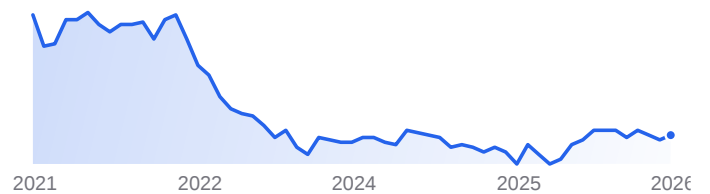


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

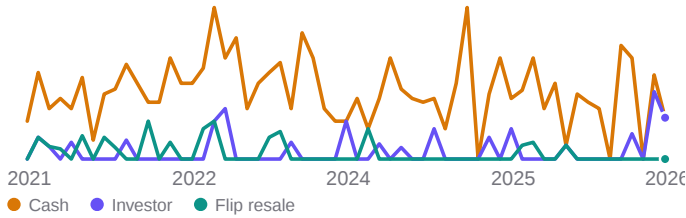
3.9%



BUYERS & OUTCOMES

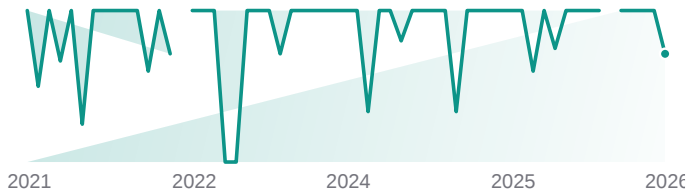
Buyer mix

Cash 27% · Investor 27% · Flip resale 0%



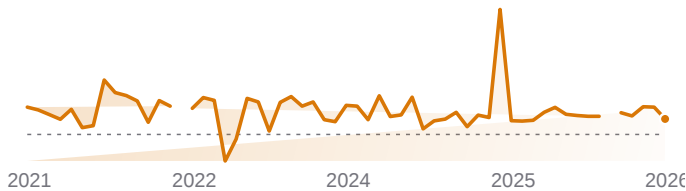
Sellers who sold at a gain

86%

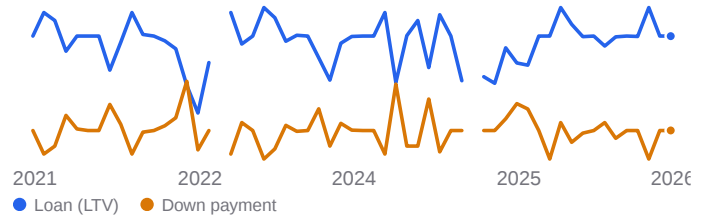


Median annualized return at resale

+5.6%

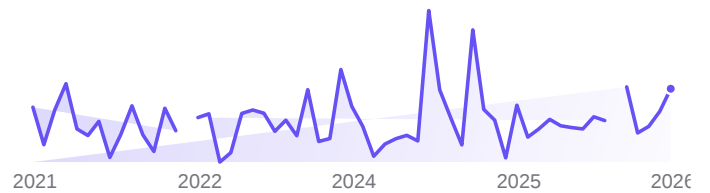


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

9.6 yrs



HOUSING STOCK

Homes	2,050
Median value (AVM)	\$458K
Median size	1,648 ft²
Median bedrooms	3
Median year built	1985
Single family	72%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	2.4%
Owner occupied	65%
Company owned	22%
Median loan-to-value	26%
Typical ownership tenure	9.0 yrs

COMMUNITY

Population	4,066
Density	6 / mi²
Median household income	\$64K
Average household income	\$87K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	56
Homes occupied	80%
Bachelor's or higher	19%
Poverty rate	11.7%
Unemployment	1.4%
Average temp	42°F
Annual precip	26 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.