

Mancos 81328

ZIP code · CO · Colorado > Montezuma County > Mancos

BUYER'S MARKET

\$447K

MEDIAN SALE PRICE

-15.6%

1-YR CHANGE

78

SALES (12 MO)

\$514K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



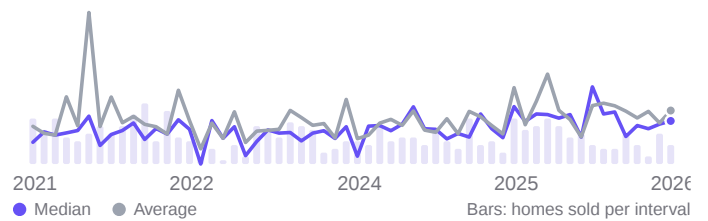
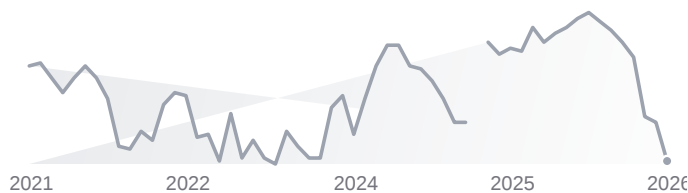
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

34 / 100

Sale prices

Median \$475K · Average \$556K

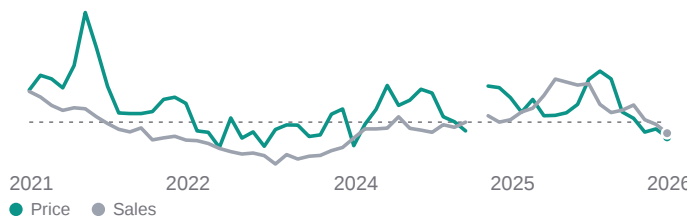


Growth (year over year)

Price -15.6% · Sales -11.4%

Price per square foot

\$162/ft²

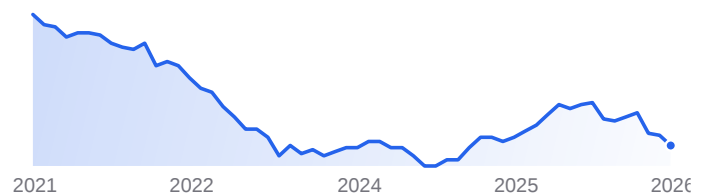
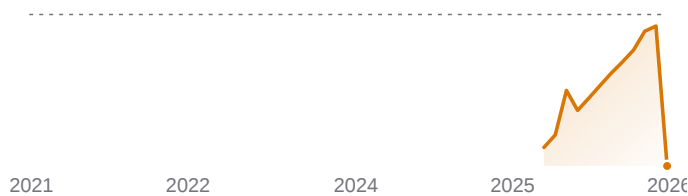


Sale premium vs estimated value

-5.6%

Annual turnover (share of homes sold)

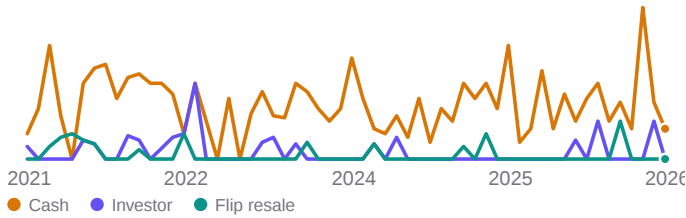
3.8%



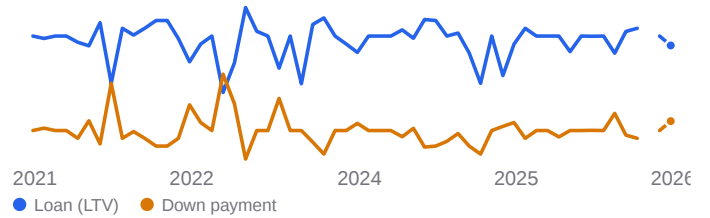
BUYERS & OUTCOMES

Buyer mix

Cash 20% · Investor 0% · Flip resale 0%

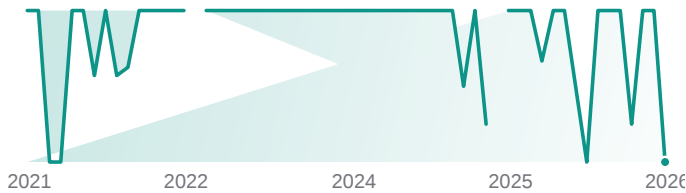


Financing (share of purchase price) Loan (LTV) 74% · Down payment 26%



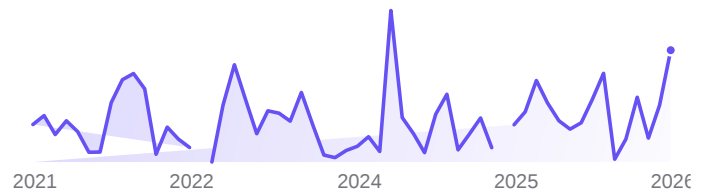
Sellers who sold at a gain

67%



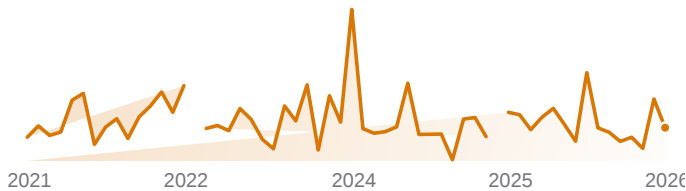
Typical hold before selling

13.0 yrs



Median annualized return at resale

+7.8%



HOUSING STOCK

Homes	2,061
Median value (AVM)	\$514K
Median size	1,640 ft²
Median bedrooms	3
Median year built	1993
Single family	68%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	1.8%
Owner occupied	65%
Company owned	20%
Median loan-to-value	27%
Typical ownership tenure	9.3 yrs

COMMUNITY

Population	4,697
Density	14 / mi²
Median household income	\$79K
Average household income	\$95K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	57
Homes occupied	84%
Bachelor's or higher	23%
Poverty rate	9.6%
Unemployment	1.3%
Average temp	44°F
Annual precip	23 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.