

Cedaredge 81413

ZIP code · CO · Colorado > Delta County > Cedaredge

BALANCED MARKET

\$391K

MEDIAN SALE PRICE

-4.8%

1-YR CHANGE

120

SALES (12 MO)

\$432K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



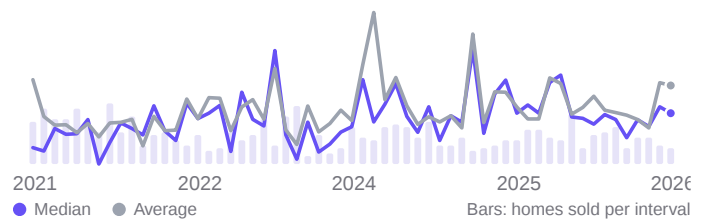
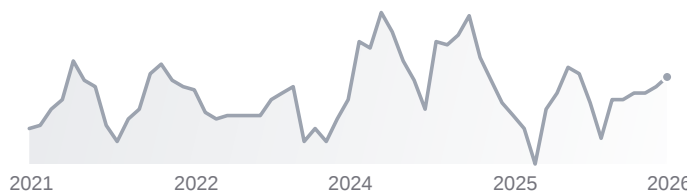
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$400K · Average \$509K

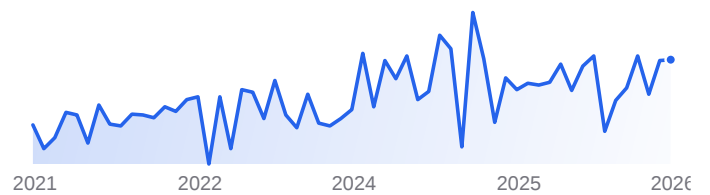
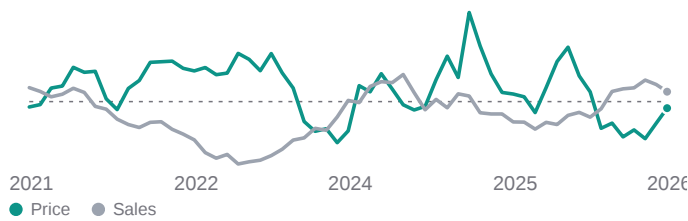


Growth (year over year)

Price -4.8% · Sales +7.1%

Price per square foot

\$269/ft²

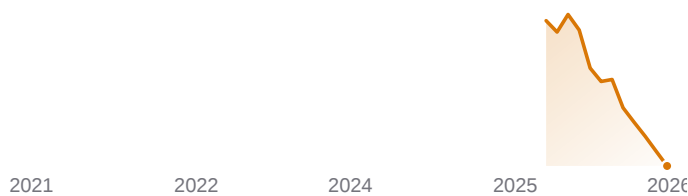


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

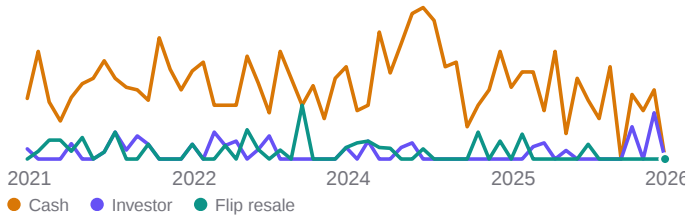
3.9%



BUYERS & OUTCOMES

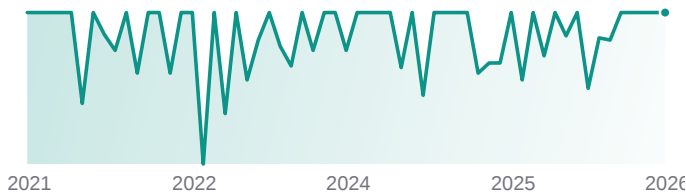
Buyer mix

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



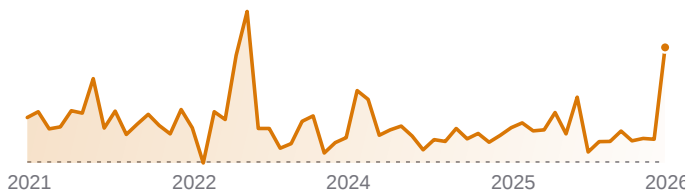
Sellers who sold at a gain

100%

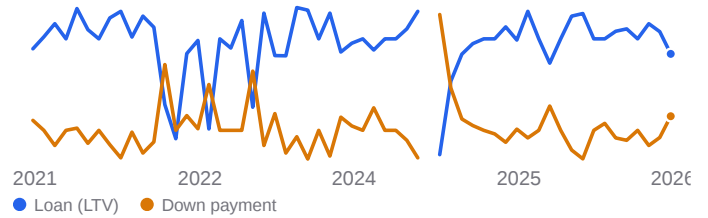


Median annualized return at resale

+31.0%

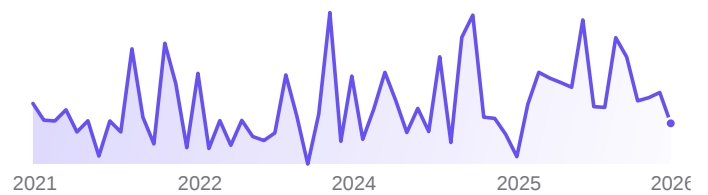


Financing (share of purchase price) Loan (LTV) 70% · Down payment 29%



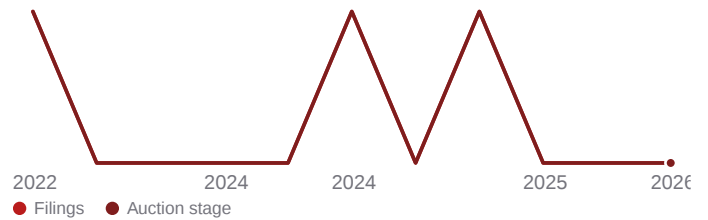
Typical hold before selling

3.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,114
Median value (AVM)	\$432K
Median size	1,560 ft²
Median bedrooms	3
Median year built	1983
Single family	69%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	1.7%
Owner occupied	73%
Company owned	14%
Median loan-to-value	26%
Typical ownership tenure	7.4 yrs

COMMUNITY

Population	5,459
Density	31 / mi²
Median household income	\$55K
Average household income	\$68K
Crime index (US avg 100)	133
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	131
Homes occupied	84%
Bachelor's or higher	20%
Poverty rate	13.8%
Unemployment	1.4%
Average temp	46°F
Annual precip	20 in
Sunshine	79%

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.