

Gateway 81522

ZIP code · CO · Colorado > Mesa County

\$200K

MEDIAN SALE PRICE

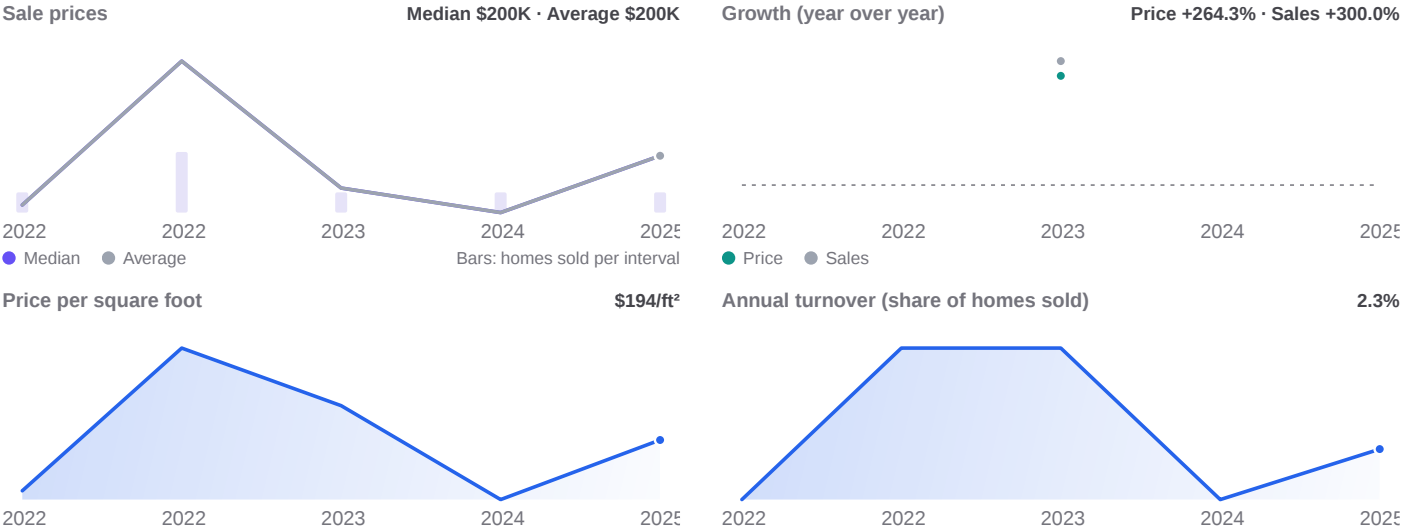
2

SALES (12 MO)

\$432K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)



BUYERS & OUTCOMES

Buyer mix

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

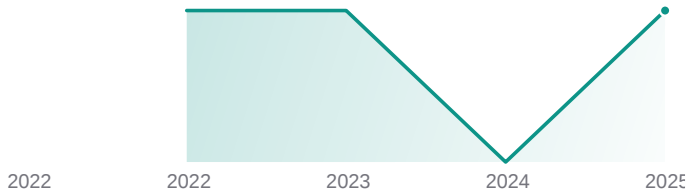


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



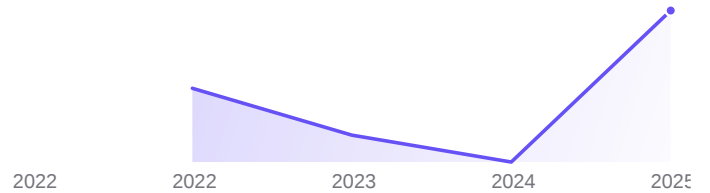
Sellers who sold at a gain

100%



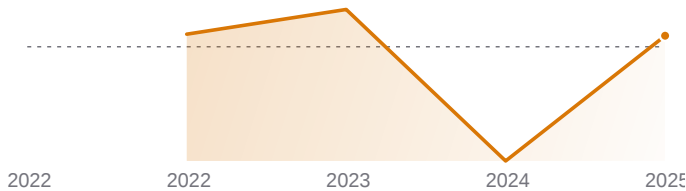
Typical hold before selling

10.3 yrs



Median annualized return at resale

+5.1%



HOUSING STOCK

Homes	86
Median value (AVM)	\$432K
Median size	1,180 ft²
Median bedrooms	3
Median year built	1977
Single family	27%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	87%
Underwater (LTV 125% or more)	0%
Owner occupied	28%
Company owned	34%
Median loan-to-value	0%
Typical ownership tenure	11.2 yrs

COMMUNITY

Population	559
Density	2 / mi²
Median household income	\$74K
Average household income	\$114K
Crime index (US avg 100)	152
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	80
Homes occupied	81%
Bachelor's or higher	24%
Poverty rate	4.9%
Unemployment	1.2%
Average temp	43°F
Annual precip	20 in
Sunshine	72%

Market metrics are derived from recorded arms-length deeds through October 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.