

Dinosaur 81610

ZIP code · CO · Colorado > Moffat County > Dinosaur

STRONG SELLER'S MARKET

\$106K

MEDIAN SALE PRICE

8

SALES (12 MO)

\$133K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 90 / 100



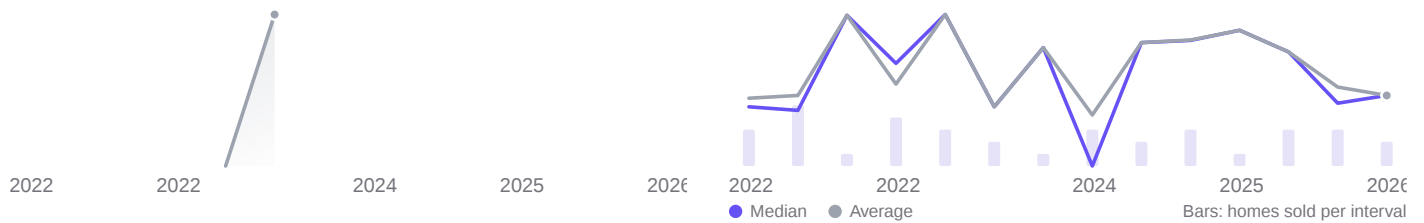
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

90 / 100

Sale prices

Median \$106K · Average \$106K



Growth (year over year)

Price -20.5% · Sales -12.5%

Price per square foot

\$117/ft²

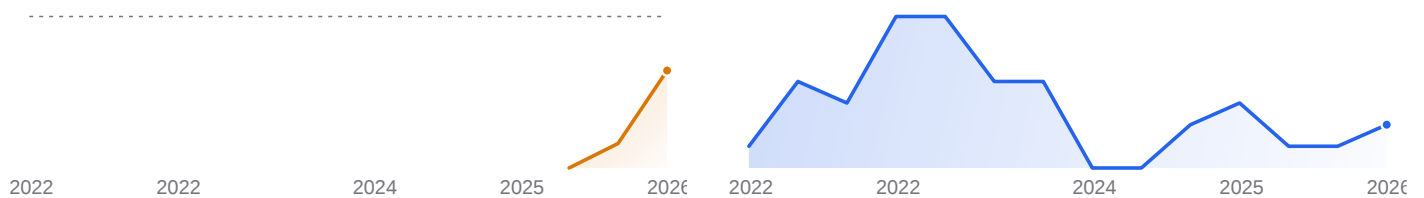


Sale premium vs estimated value

-1.2%

Annual turnover (share of homes sold)

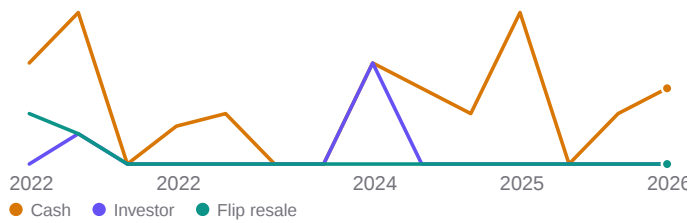
3.1%



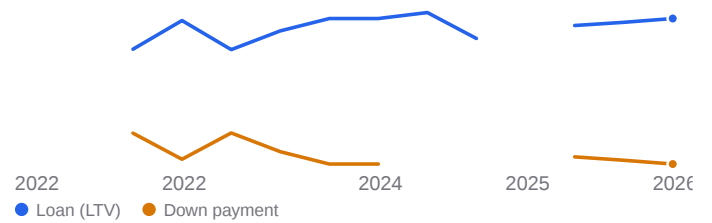
BUYERS & OUTCOMES

Buyer mix

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

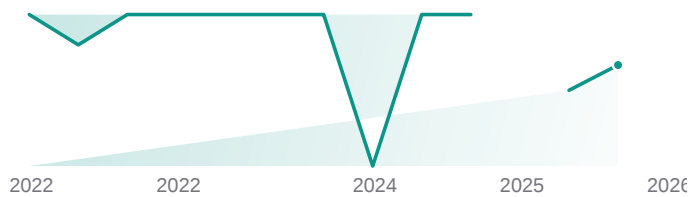


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



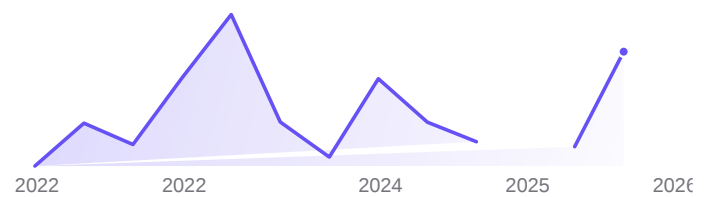
Sellers who sold at a gain

67%



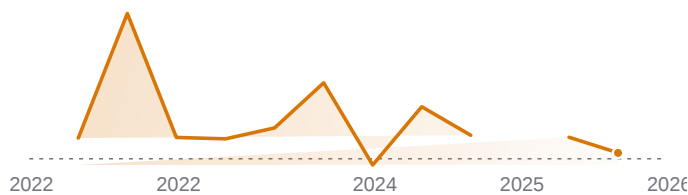
Typical hold before selling

12.1 yrs



Median annualized return at resale

+1.9%



HOUSING STOCK

Homes	256
Median value (AVM)	\$133K
Median size	1,128 ft²
Median bedrooms	3
Median year built	1978
Single family	60%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	0.8%
Owner occupied	36%
Company owned	8.2%
Median loan-to-value	0%
Typical ownership tenure	8.9 yrs

COMMUNITY

Population	75
Density	0 / mi²
Median household income	\$59K
Average household income	\$67K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	88
Homes occupied	71%
Bachelor's or higher	8%
Poverty rate	11.8%
Unemployment	1.5%
Average temp	46°F
Annual precip	12 in
Sunshine	71%

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.