

Molina 81646

ZIP code · CO · Colorado · Mesa County

\$479K

MEDIAN SALE PRICE

4

SALES (12 MO)

\$631K

MEDIAN VALUE (AVM)

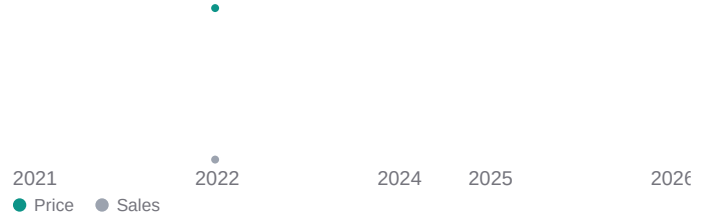
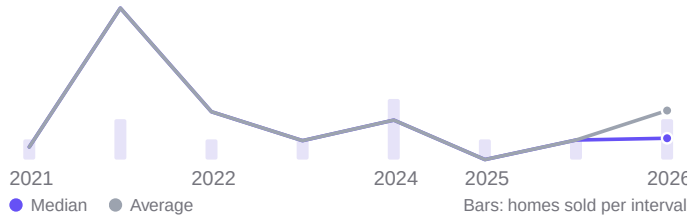
MARKET TRENDS (5 YEARS)

Sale prices

Median \$479K · Average \$699K

Growth (year over year)

Price +68.0% · Sales +0.0%

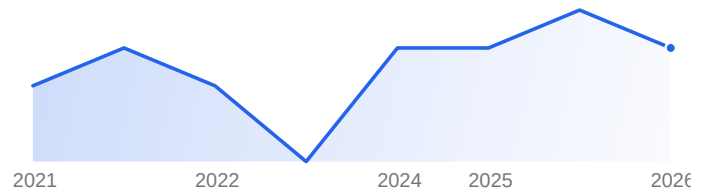
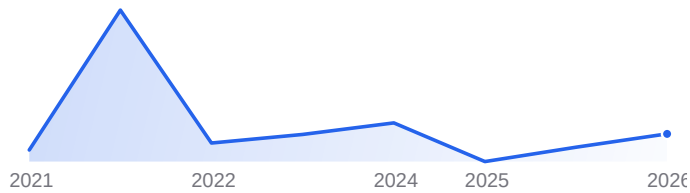


Price per square foot

\$239/ft²

Annual turnover (share of homes sold)

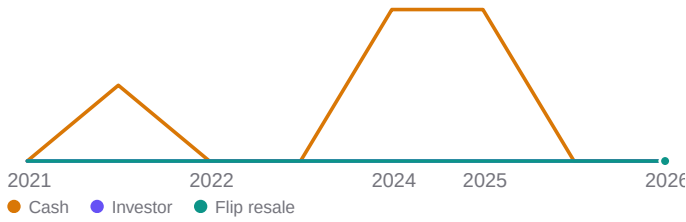
4.9%



BUYERS & OUTCOMES

Buyer mix

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



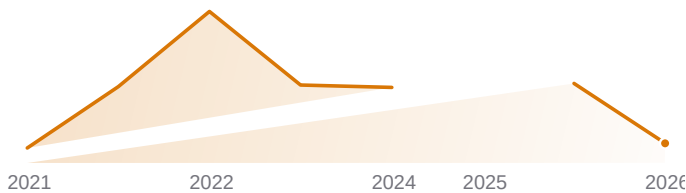
Sellers who sold at a gain

100%

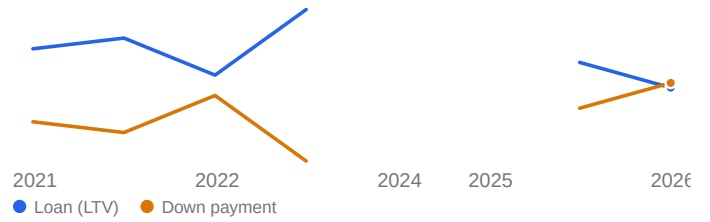


Median annualized return at resale

+2.4%

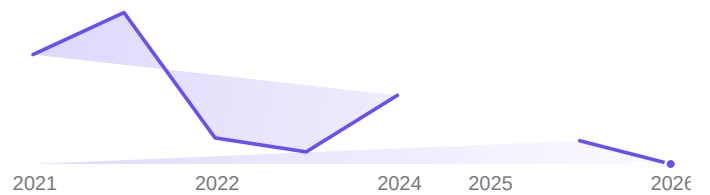


Financing (share of purchase price) Loan (LTV) 48% · Down payment 52%



Typical hold before selling

1.7 yrs



HOUSING STOCK

Homes	81
Median value (AVM)	\$631K
Median size	1,708 ft²
Median bedrooms	3
Median year built	1983
Single family	21%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	0%
Owner occupied	64%
Company owned	11%
Median loan-to-value	37%
Typical ownership tenure	9.3 yrs

COMMUNITY

Population	88
Density	3 / mi²
Median household income	\$81K
Average household income	\$90K
Crime index (US avg 100)	173
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	119
Homes occupied	73%
Bachelor's or higher	16%
Poverty rate	13.6%
Unemployment	1.3%
Average temp	47°F
Annual precip	19 in
Sunshine	71%

Market metrics are derived from recorded arms-length deeds through January 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.