



Black Hawk, Colorado.

Current market data.

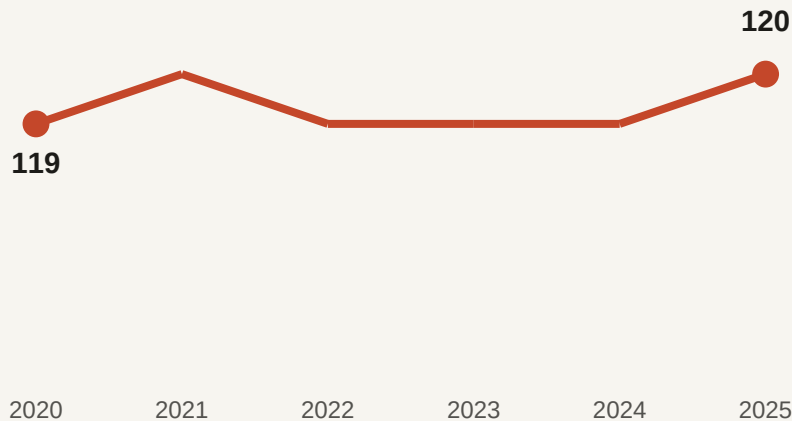
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Steady. Within 1% of 2020,
every year since.**

120

people, the 251st-largest of Colorado's cities and towns.



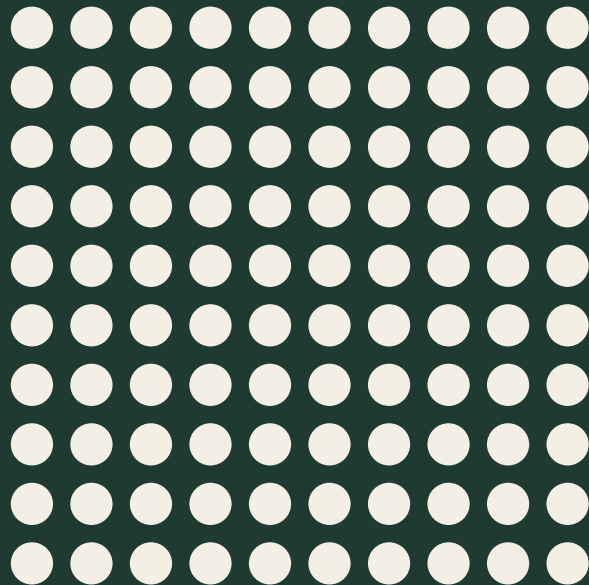
THE WORKDAY

Every job here goes to
someone who lives
somewhere else.

99.6%

of 3,197 jobs located in Black Hawk are filled by
in-commuters.

Source: Census LEHD LODES, 2023



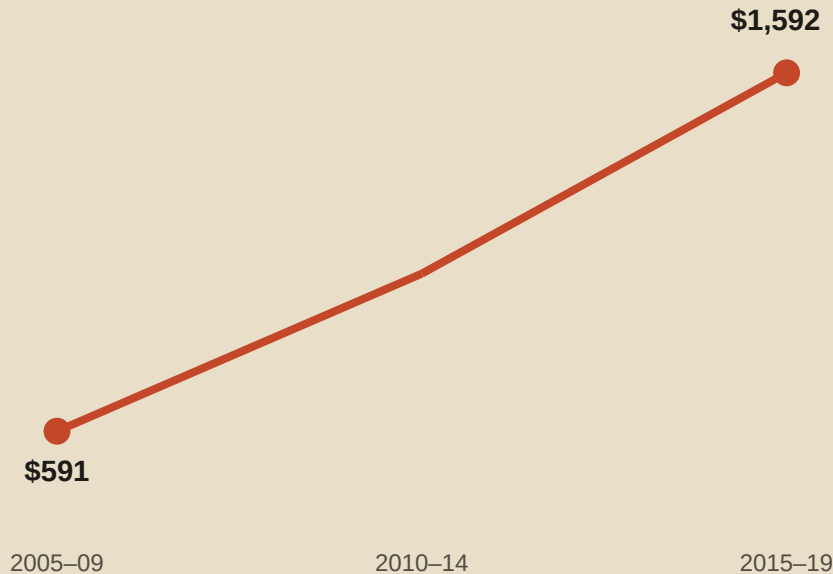
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 169%
since the 2005–2009
survey, before inflation.

\$1,592

a month. Colorado's median is \$1,761.





THE SEAM

Cross one tract line and median rent jumps \$226.

A \$226 gap between neighbors, the sharpest rent edge between adjacent tracts in Gilpin County.

TRACT 138.02

\$1,583

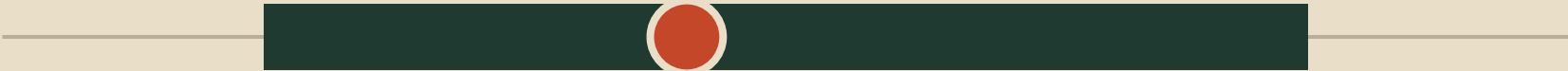
TRACT 138.01

\$1,809

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,324–\$1,985



\$1,592 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

0

homes permitted in ten years, 2016–2025

100%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–37% to the 87 homes here.

0–32

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 8% less than Colorado's.

\$496,200

median home value in Black Hawk.

Black Hawk



Colorado



U.S.



THAT WAS BLACK HAWK'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at [**almanacdata.ai/e/co/black-hawk/**](https://almanacdata.ai/e/co/black-hawk/)

The Almanac · your hyper-diligent research partner