



Colorado Springs, Colorado.

Current market data.

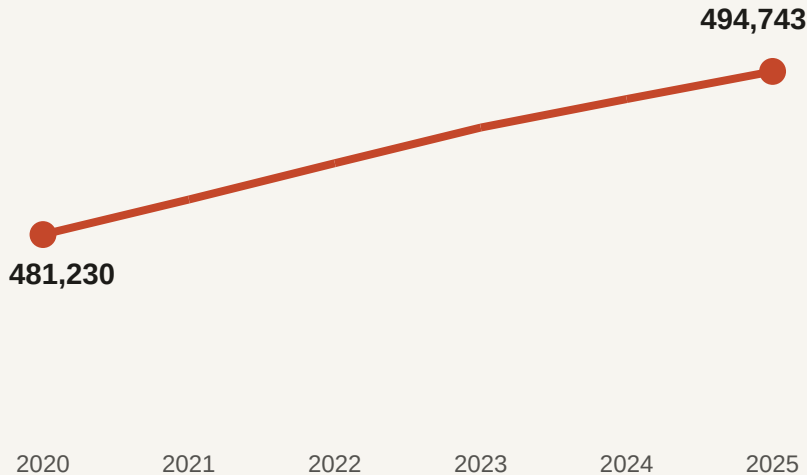
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 2.8% since 2020.

494,743

people, the 2nd-largest of Colorado's cities and towns.



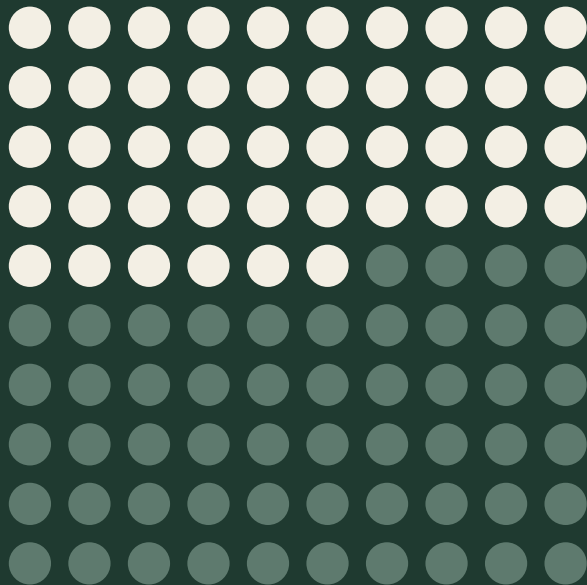
THE WORKDAY

5 in 10 jobs here go to
people who live somewhere
else.

46.3%

of 234,623 jobs located in Colorado Springs are filled by
in-commuters.

Source: Census LEHD LODES, 2023



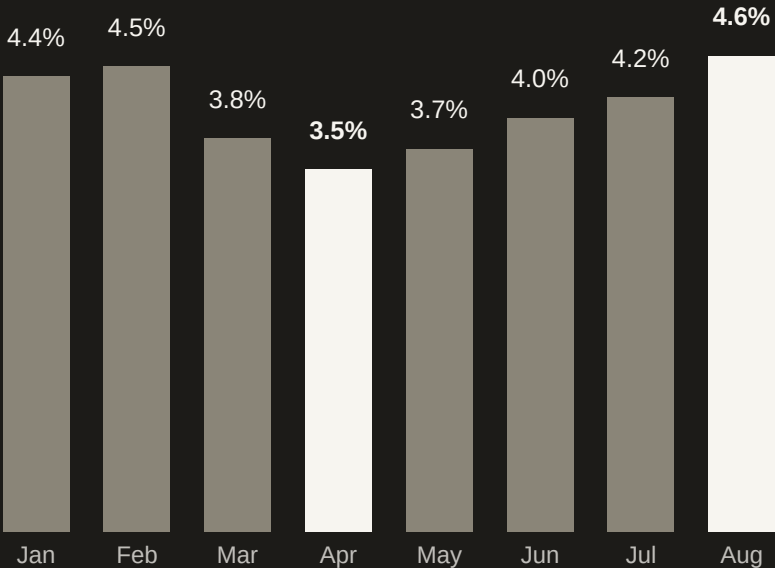
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.5%.

4.6%

in August 2026, the latest month released. A year earlier it was 3.9%.



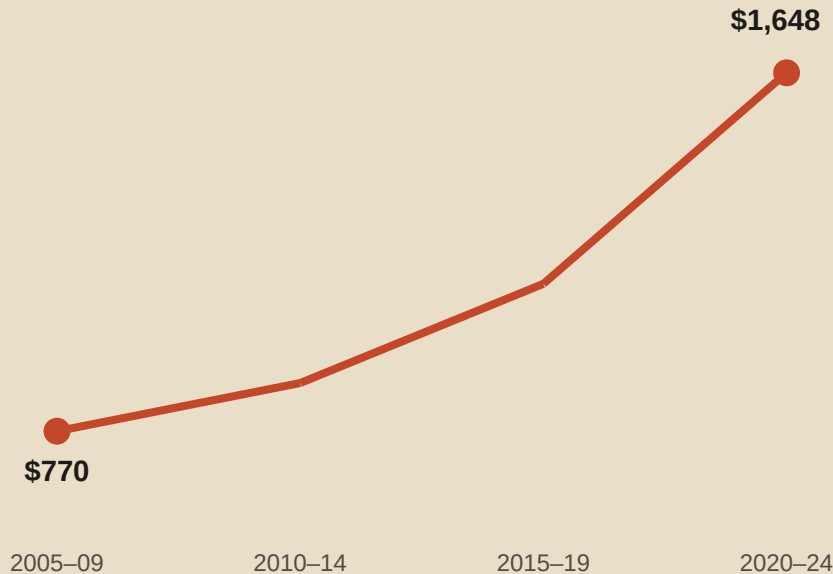
Source: BLS Local Area Unemployment Statistics, 2026-08

RENT

Median rent is up 114%
since the 2005–2009
survey, before inflation.

\$1,648

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,762 gap between neighbors, the sharpest rent edge between adjacent tracts in El Paso County.

TRACT 39.11

\$955

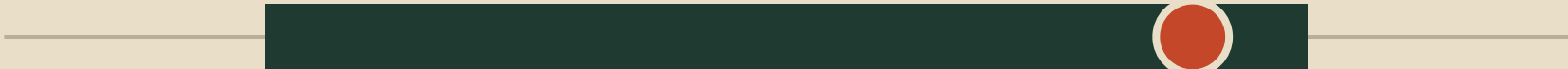
TRACT 39.14

\$2,717

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,141–\$1,711



\$1,648 median

is the monthly rent range local workforce wages support.



BUILDING

70% of the housing here was built before 2000.

70%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.1% to the 211,353 homes here.

803–2,346

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



HOME VALUE

A median home costs 16% less than Colorado's.

\$452,600

median home value in Colorado Springs.

Colorado Springs



\$452,600

Colorado



\$539,400

U.S.



\$332,700

THAT WAS COLORADO SPRINGS'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/colorado-springs/**](https://almanacdata.ai/e/co/colorado-springs/)

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