



Cortez, Colorado.

Current market data.

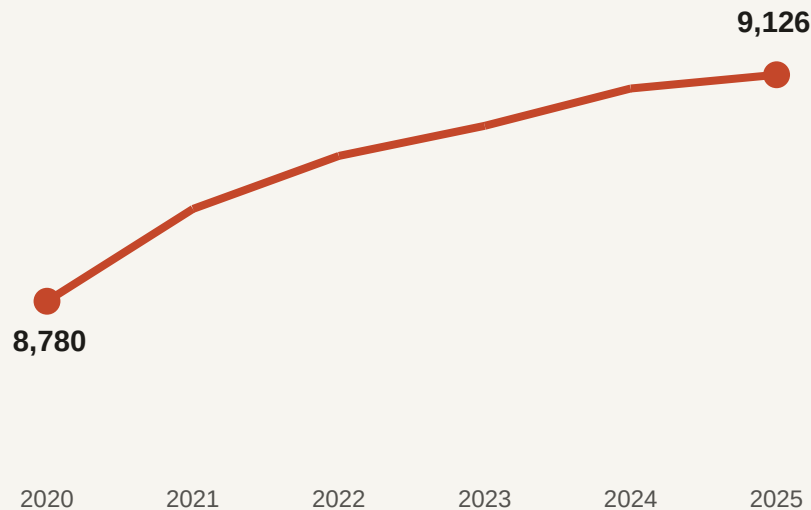
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.9% since 2020.

9,126

people, the 59th-largest of Colorado's cities and towns.

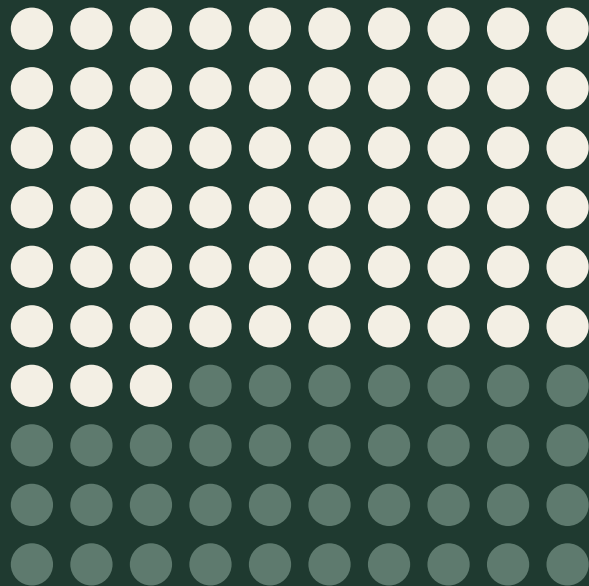


THE WORKDAY

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

63.2%

of 5,433 jobs located in Cortez are filled by in-commuters.



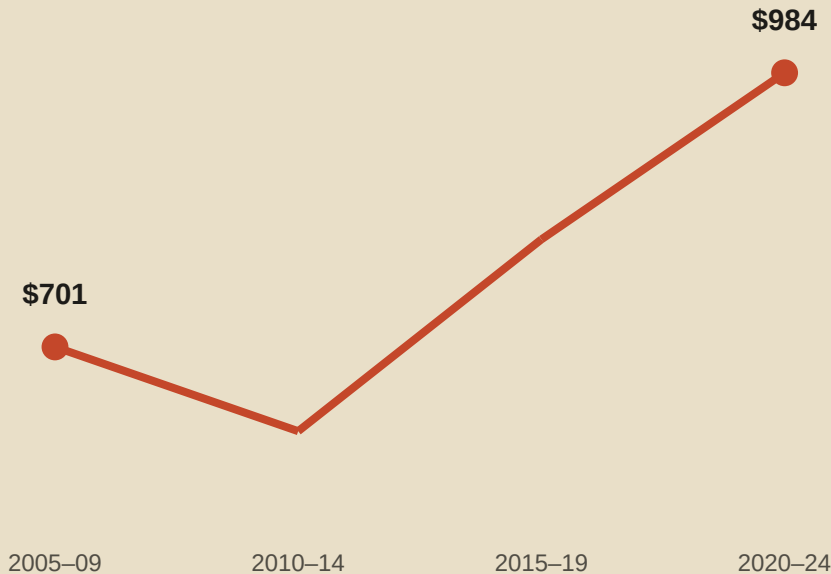
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 40%
since the 2005–2009
survey, before inflation.

\$984

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



THE SEAM

Cross one tract line and median rent doubles.

A \$703 gap between neighbors, the sharpest rent edge between adjacent tracts in Montezuma County.

TRACT 9411

\$424

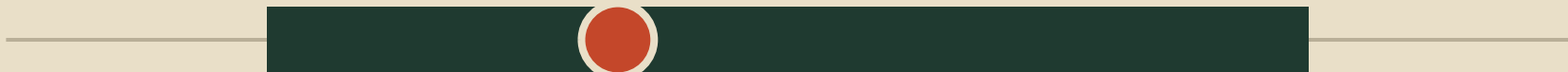
TRACT 9692

\$1,127

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$842–\$1,263



\$984 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

65

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

83%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.3–1.4% to the 3,991 homes here.

13–54

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



HOME VALUE

A median home costs 49% less than Colorado's.

\$272,900

median home value in Cortez.

Cortez



\$272,900

Colorado



\$539,400

U.S.



\$332,700

THAT WAS CORTEZ'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/cortez/**](https://almanacdata.ai/e/co/cortez/)

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