



Evans, Colorado.

Current market data.

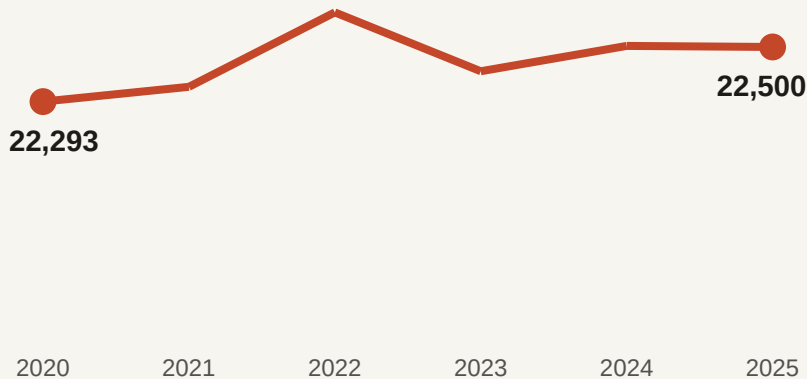
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 0.9% since 2020.

22,500

people, the 29th-largest of Colorado's cities and towns.



THE WORKDAY

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

87.8%

of 3,505 jobs located in Evans are filled by in-commuters.



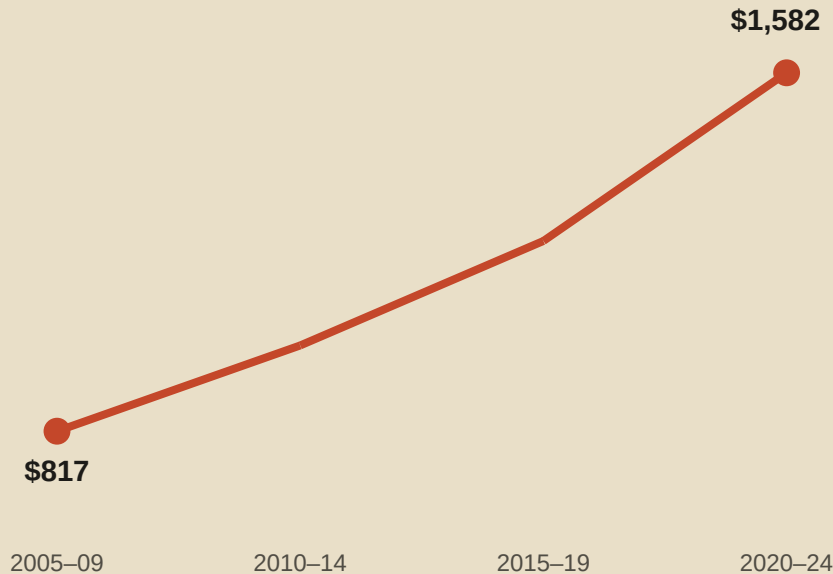
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 94%
since the 2005–2009
survey, before inflation.

\$1,582

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



THE SEAM

Cross one tract line and median rent doubles.

A \$2,126 gap between neighbors, the sharpest rent edge between adjacent tracts in Weld County.

TRACT 12.02

\$1,375

TRACT 14.10

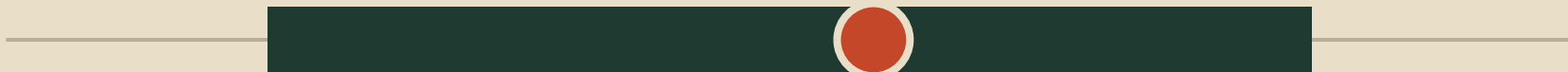
\$3,501



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,226–\$1,839



\$1,582 median

is the monthly rent range local workforce wages support.

BUILDING

36% of the housing here was built before 2000.

673

homes permitted in ten years,
2016–2025

17%

of those were in multifamily
buildings

36%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.4–0.5% to the 7,491 homes here.

30–35

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



HOME VALUE

A median home costs 35% less than Colorado's.

\$351,000

median home value in Evans.

Evans



\$351,000

Colorado



\$539,400

U.S.



\$332,700

THAT WAS EVANS'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/evans/**](https://almanacdata.ai/e/co/evans/)

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