



Fairplay, Colorado.

Current market data.

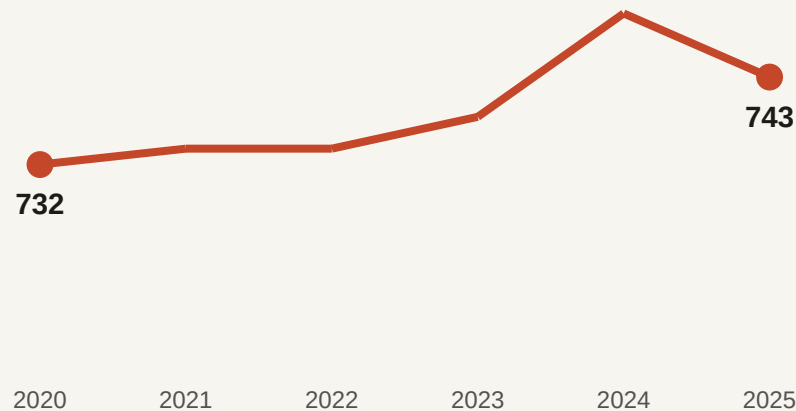
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.5% since 2020.

743

people, the 170th-largest of Colorado's cities and towns.



THE WORKDAY

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

93.6%

of 683 jobs located in Fairplay are filled by in-commuters.



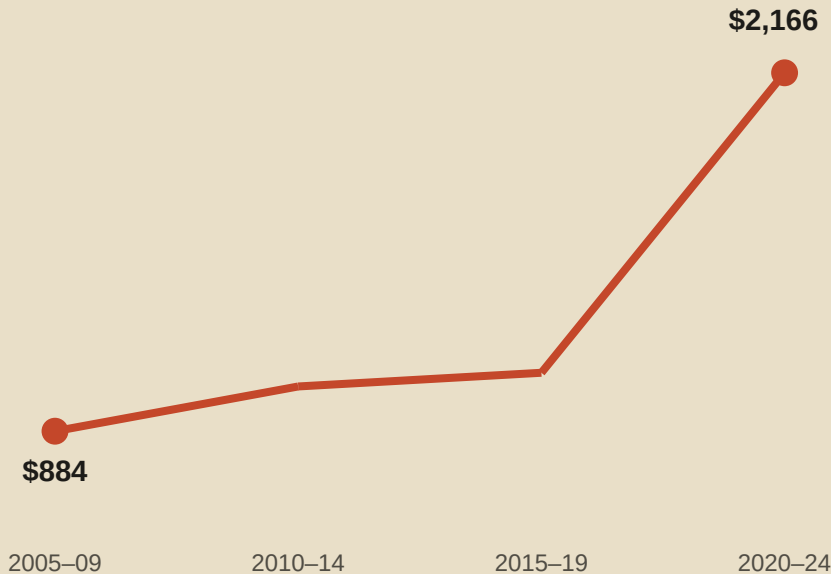
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 145%
since the 2005–2009
survey, before inflation.

\$2,166

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





THE SEAM

Cross one tract line and median rent jumps \$403.

A \$403 gap between neighbors, the sharpest rent edge between adjacent tracts in Park County.

TRACT 1.02

\$2,381

TRACT 2

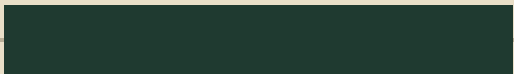
\$2,784



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,041–\$1,561



\$2,166 median

is the monthly rent range local workforce wages support.

BUILDING

59% of the housing here was built before 2000.

7

homes permitted in ten years,
2016–2025

57%

of those were in multifamily
buildings

59%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–1.0% to the 712 homes here.

1–7

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



HOME VALUE

A median home costs 20% less than Colorado's.

\$431,300

median home value in Fairplay.

Fairplay



\$431,300

Colorado



\$539,400

U.S.



\$332,700

THAT WAS FAIRPLAY'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/fairplay/**](https://almanacdata.ai/e/co/fairplay/)

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