



Fort Morgan, Colorado.

Current market data.

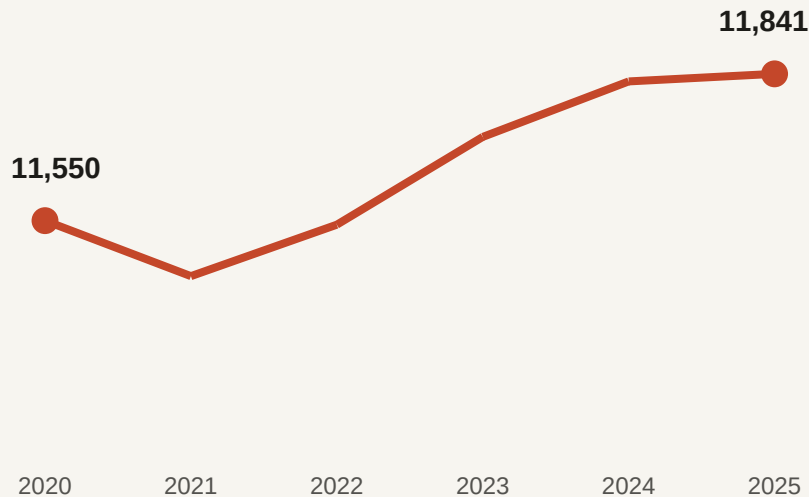
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 2.5% since 2020.

11,841

people, the 49th-largest of Colorado's cities and towns.



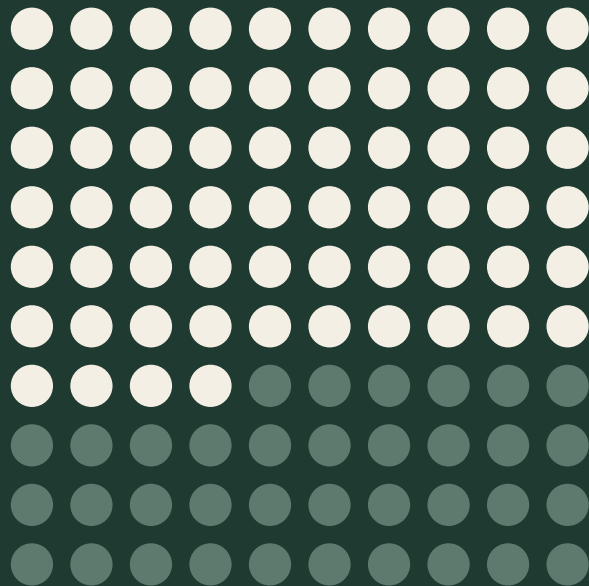
THE WORKDAY

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

63.7%

of 7,792 jobs located in Fort Morgan are filled by
in-commuters.

Source: Census LEHD LODES, 2023



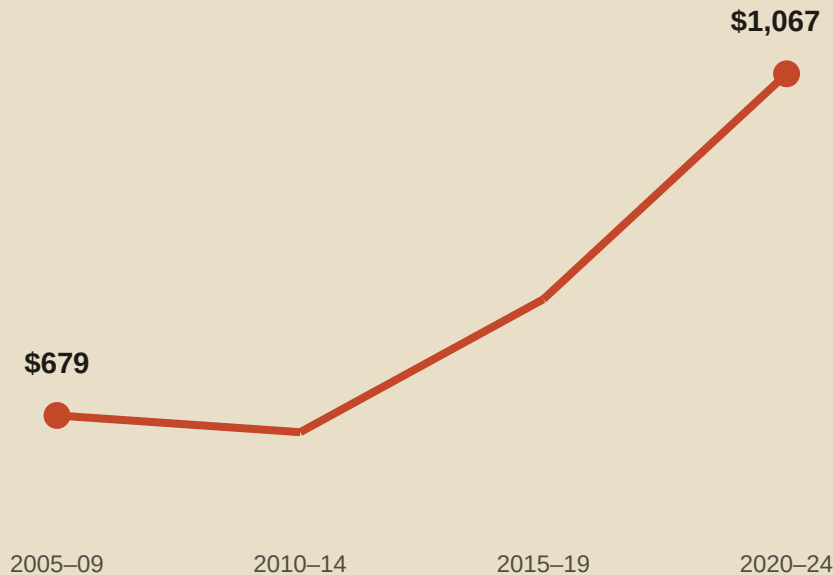
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 57%
since the 2005–2009
survey, before inflation.

\$1,067

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





THE SEAM

Cross one tract line and median rent jumps \$516.

A \$516 gap between neighbors, the sharpest rent edge between adjacent tracts in Morgan County.

TRACT 4

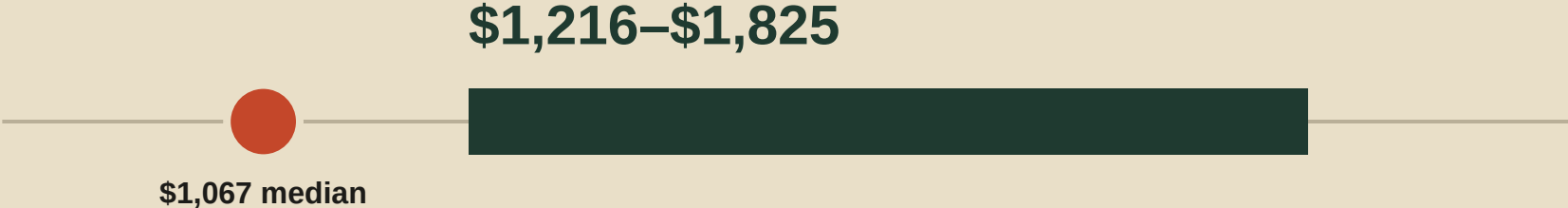
\$826

TRACT 3

\$1,342

ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

Most of the housing here is older than 2000.

298

homes permitted, 2022–2025

82%

of those were in multifamily
buildings

85%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–1.8% to the 4,313 homes here.

21–78

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



HOME VALUE

A median home costs 42%
less than Colorado's.

\$313,400

median home value in Fort Morgan.

Fort Morgan



\$313,400

Colorado



\$539,400

U.S.



\$332,700

THAT WAS FORT MORGAN'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/fort-morgan/

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