



Fruita, Colorado.

Current market data.

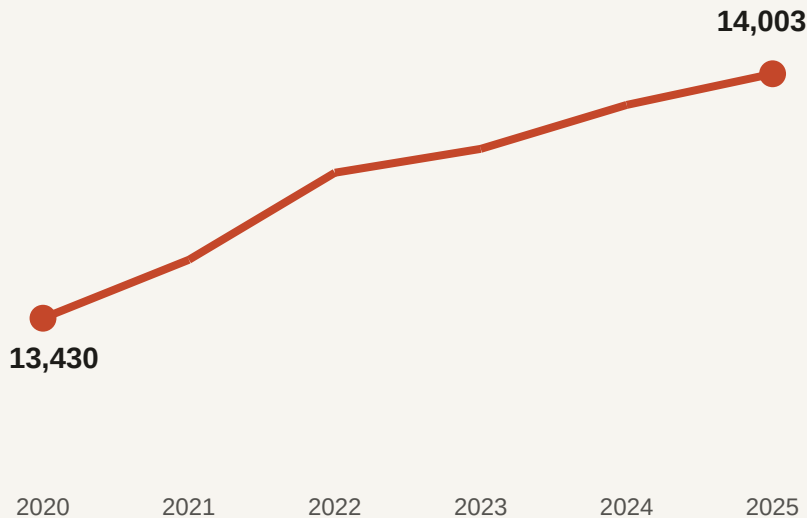
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 4.3% since 2020.

14,003

people, the 43rd-largest of Colorado's cities and towns.

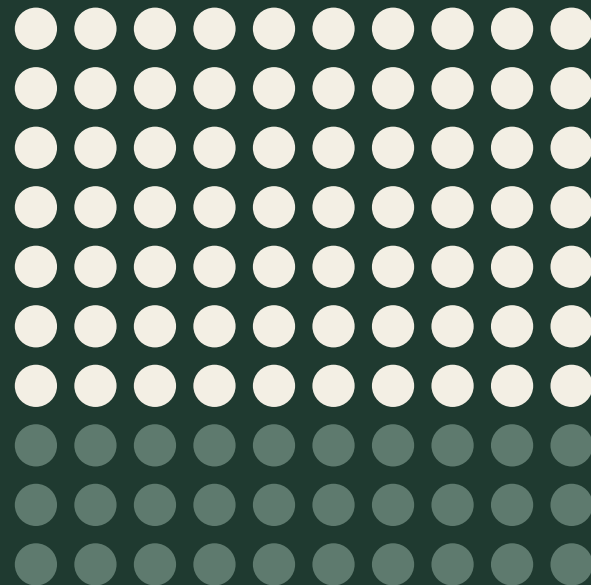


THE WORKDAY

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

69.8%

of 3,200 jobs located in Fruita are filled by in-commuters.



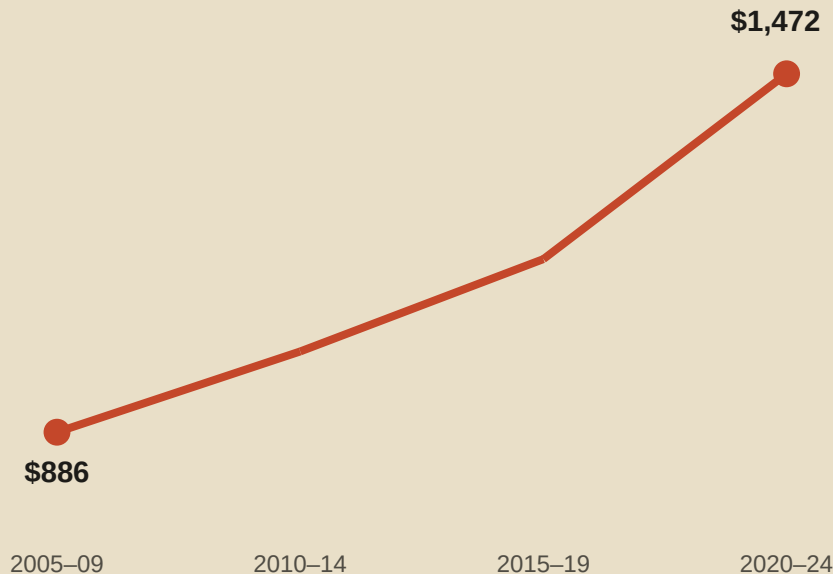
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 66%
since the 2005–2009
survey, before inflation.

\$1,472

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





THE SEAM

Cross one tract line and median rent jumps \$949.

A \$949 gap between neighbors, the sharpest rent edge between adjacent tracts in Mesa County.

TRACT 15.04

\$1,151

TRACT 15.03

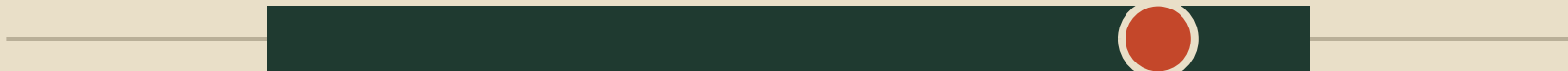
\$2,100



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,031–\$1,547



\$1,472 median

is the monthly rent range local workforce wages support.

BUILDING

52% of the housing here was built before 2000.

340

homes permitted, 2023–2025

37%

of those were in multifamily
buildings

52%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.6% to the 5,455 homes here.

12–32

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



HOME VALUE

A median home costs 26%
less than Colorado's.

\$398,200

median home value in Fruita.

Fruita



\$398,200

Colorado



\$539,400

U.S.



\$332,700

THAT WAS FRUITA'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/fruita/

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