



Garden City, Colorado.

Current market data.

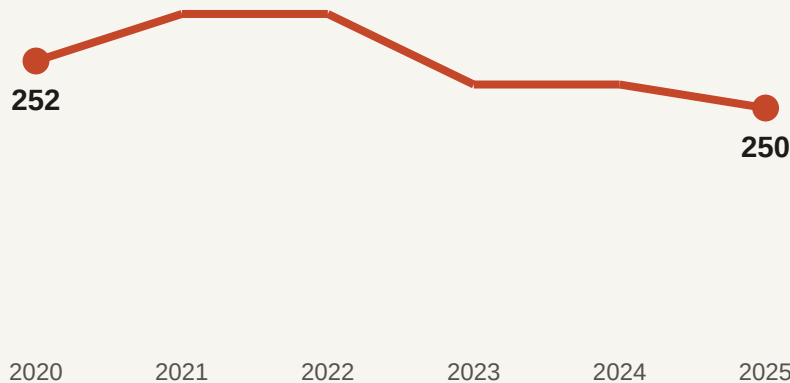
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Steady. Within 1% of 2020,
every year since.**

250

people, the 224th-largest of Colorado's cities and towns.



THE WORKDAY

Every job here goes to
someone who lives
somewhere else.

99.6%

of 449 jobs located in Garden City are filled by in-commuters.



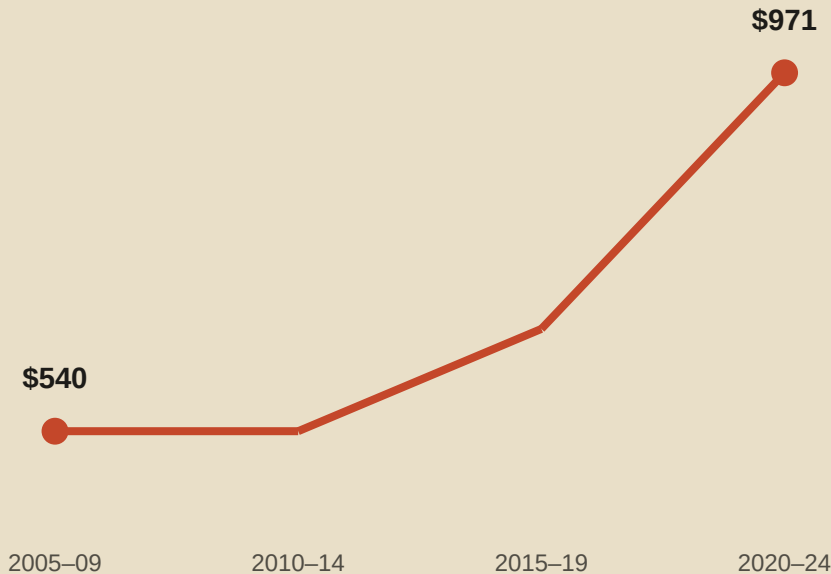
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 80%
since the 2005–2009
survey, before inflation.

\$971

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.

\$786–\$1,179



\$971 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

2

homes permitted, 2022–2025

100%

of those were in multifamily
buildings

82%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–1.8% to the 217 homes here.

1–4

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



HOME VALUE

A median home costs 63% less than Colorado's.

\$196,900

median home value in Garden City.

Garden City



\$196,900

Colorado



\$539,400

U.S.



\$332,700

THAT WAS GARDEN CITY'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/garden-city/

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