



# Kit Carson, Colorado.

Current market data.

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

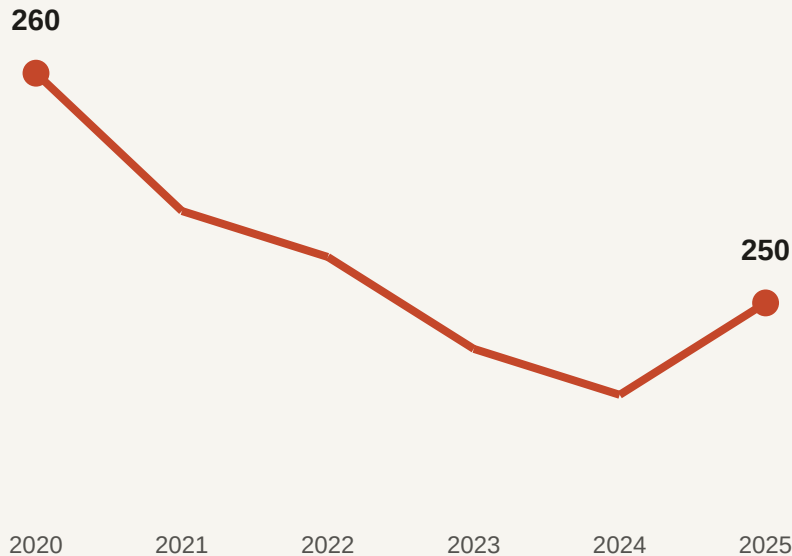


## POPULATION

**Down 3.8% since 2020.**

**250**

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



THE WORKDAY

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

92.4%

of 66 jobs located in Kit Carson are filled by in-commuters.



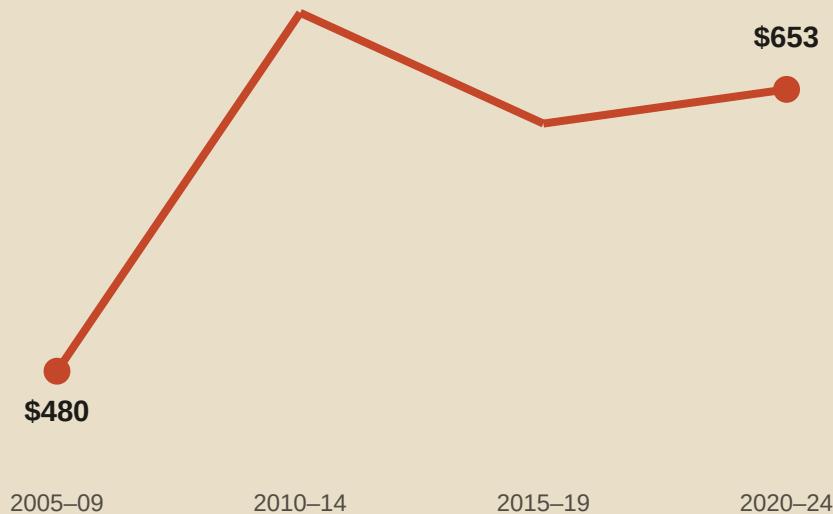
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 36%  
since the 2005–2009  
survey, before inflation.

**\$653**

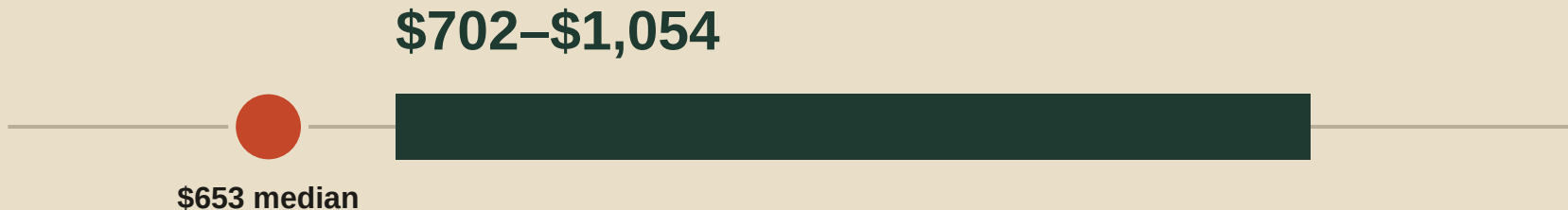
a month. Colorado's median is \$1,761.





## ROOM TO BUILD

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



is the monthly rent range local workforce wages support.

BUILDING

# Most of the housing here is older than 2000.

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0

homes permitted, 2022–2025

76%

of all homes were built before 2000

## UNITS NEEDED

**Closing the gap would add 0–0.6% to the 161 homes here.**

**0–1**

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



## HOME VALUE

A median home costs 72%  
less than Colorado's.

**\$150,000**

median home value in Kit Carson.

Kit Carson



\$150,000

Colorado



\$539,400

U.S.



\$332,700

THAT WAS KIT CARSON'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/kit-carson/\*\*](https://almanacdata.ai/e/co/kit-carson/)

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