



Manassa, Colorado.

Current market data.

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

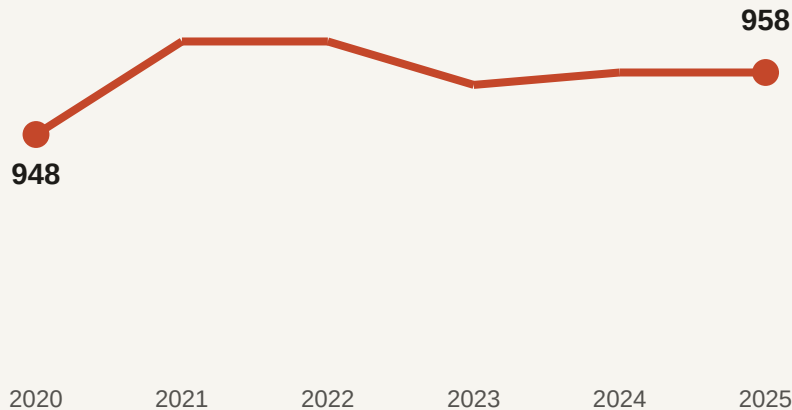


POPULATION

**Growing. Up 1.1% since
2020.**

958

people, the 153rd-largest of Colorado's cities and towns.



THE WORKDAY

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

86.4%

of 44 jobs located in Manassa are filled by in-commuters.



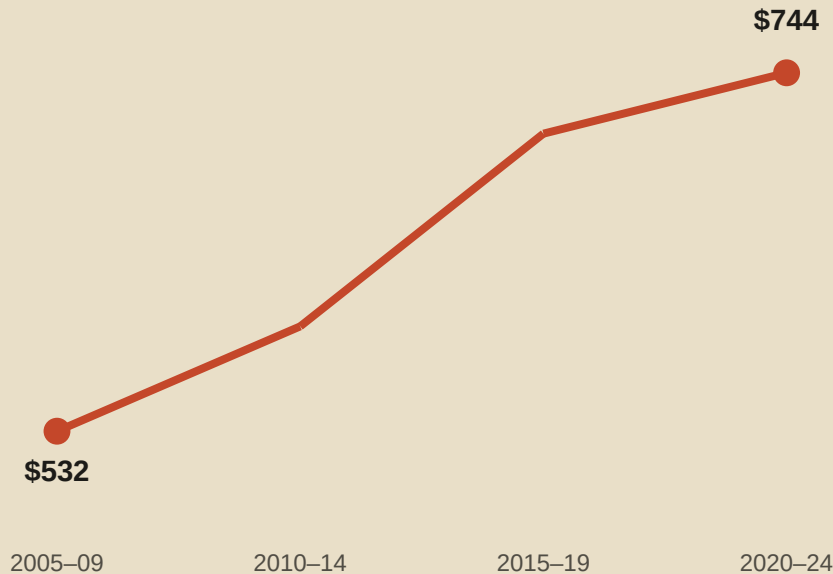
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 40%
since the 2005–2009
survey, before inflation.

\$744

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





THE SEAM

Cross one tract line and median rent jumps \$6.

A \$6 gap between neighbors, the sharpest rent edge between adjacent tracts in Conejos County.

TRACT 9748

\$743

TRACT 9749

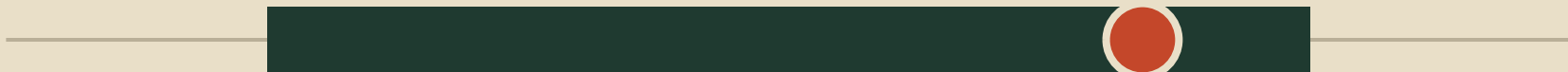
\$749



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$524–\$786



\$744 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

79%

of all homes were built before 2000

UNITS NEEDED

None of three estimates finds a housing shortfall here.

0

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



HOME VALUE

A median home costs 61% less than Colorado's.

\$209,300

median home value in Manassa.

Manassa



\$209,300

Colorado



\$539,400

U.S.



\$332,700

THAT WAS MANASSA'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/manassa/**](https://almanacdata.ai/e/co/manassa/)

The Almanac · your hyper-diligent research partner