



# Monte Vista, Colorado.

Current market data.

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

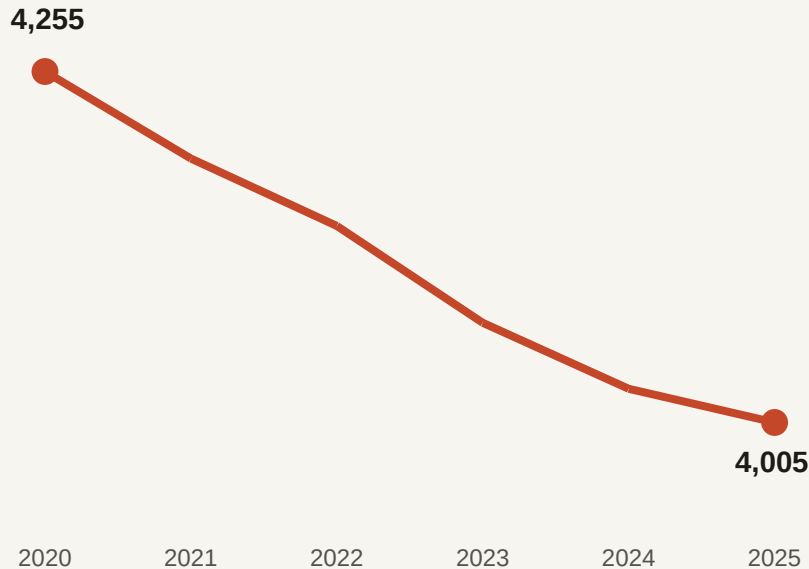


## POPULATION

Down 5.9% since 2020.

4,005

people, the 88th-largest of Colorado's cities and towns.



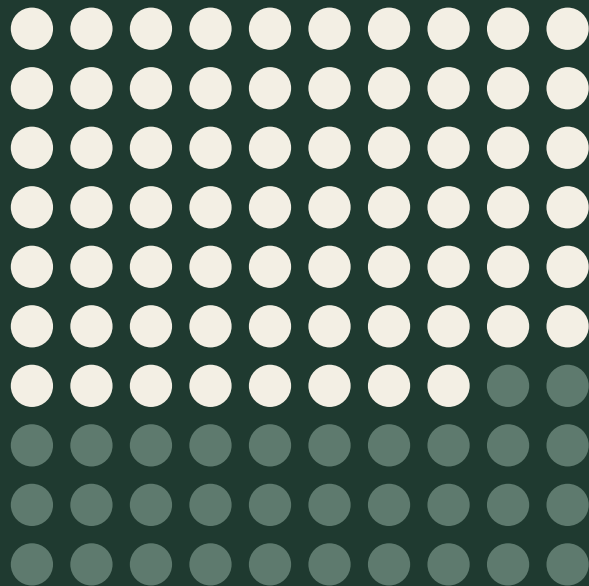
## THE WORKDAY

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

68.5%

of 1,348 jobs located in Monte Vista are filled by in-commuters.

Source: Census LEHD LODES, 2023



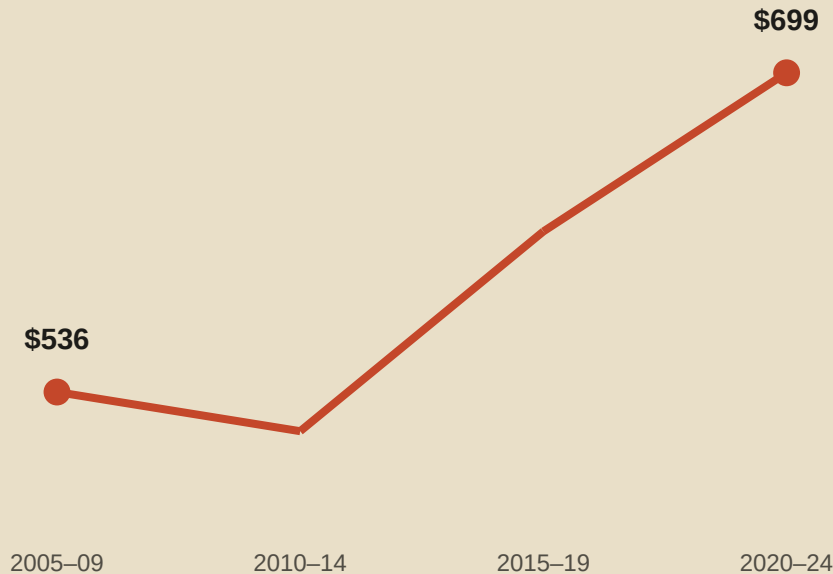
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 30%  
since the 2005–2009  
survey, before inflation.

**\$699**

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





## THE SEAM

# Cross one tract line and median rent jumps \$213.

A \$213 gap between neighbors, the sharpest rent edge between adjacent tracts in Rio Grande County.

TRACT 9768

**\$885**

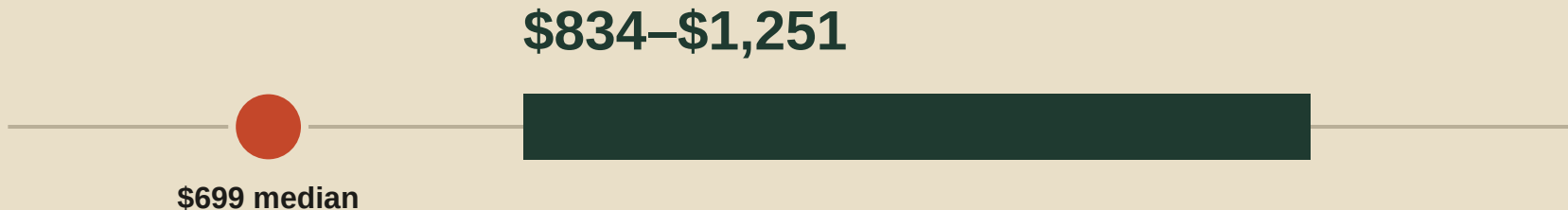
TRACT 9770.01

**\$1,098**



## 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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# 91%

of all homes were built before 2000

## UNITS NEEDED

**Closing the gap would add 0.2–0.7% to the 1,929 homes here.**

**4–13**

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



## HOME VALUE

A median home costs 58%  
less than Colorado's.

**\$224,500**

median home value in Monte Vista.

Monte Vista



\$224,500

Colorado



\$539,400

U.S.



\$332,700

THAT WAS MONTE VISTA'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/monte-vista/](https://almanacdata.ai/e/co/monte-vista/)

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