Montrose, Colorado.

Current market data.

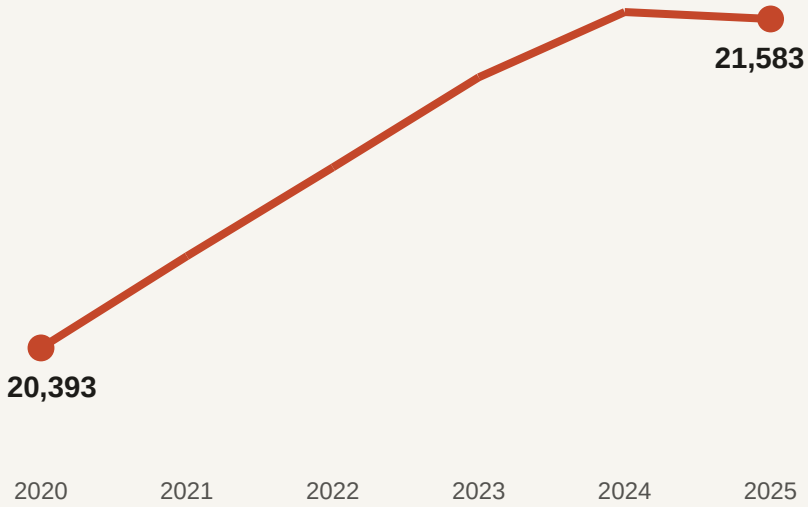
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 5.8% since 2020.

21,583

people, the 31st-largest of Colorado's cities and towns.



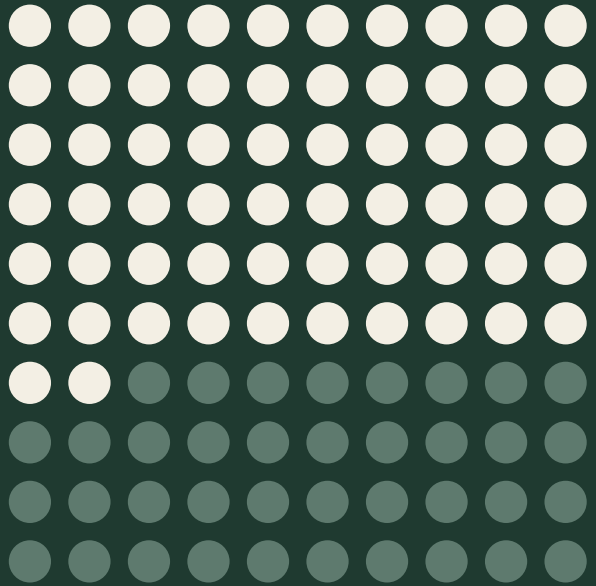
Source: Census Population Estimates, 2025

THE WORKDAY

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

62.5%

of 12,499 jobs located in Montrose are filled by in-commuters.



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

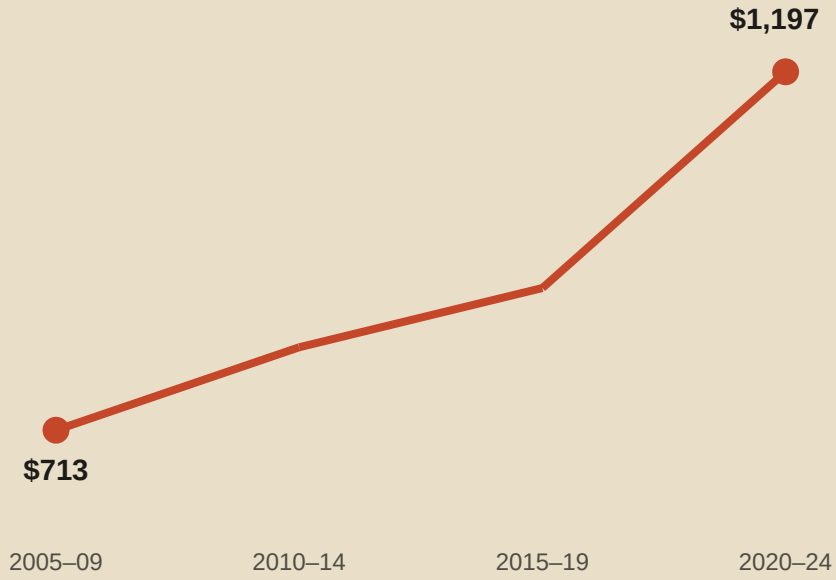
Source: Census LEHD LODES, 2023

RENT

Median rent is up 68% since the 2005–2009 survey, before inflation.

$1,197

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

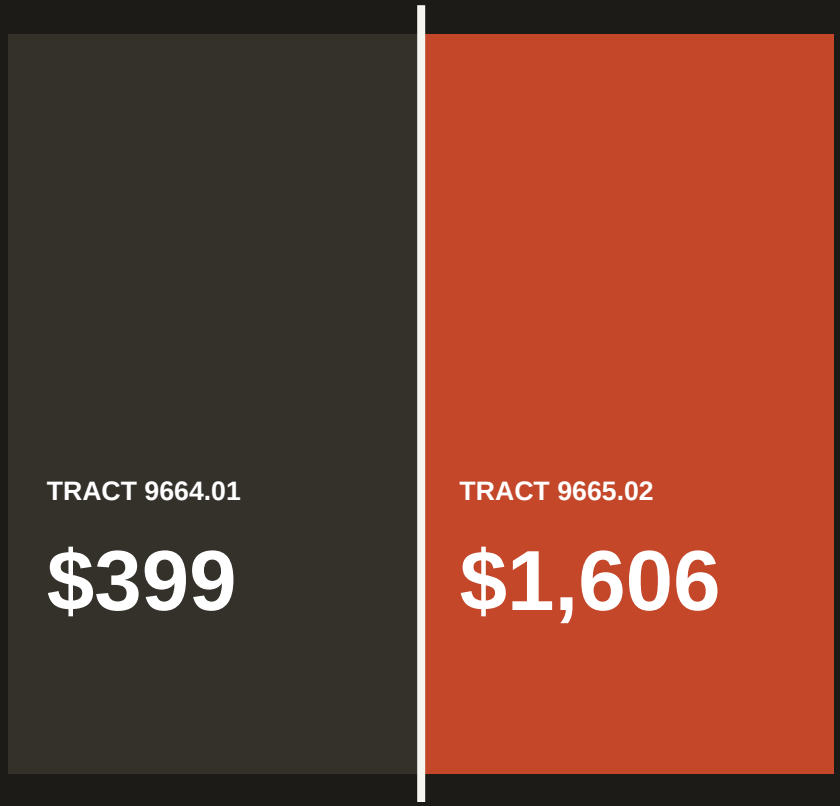


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent doubles.

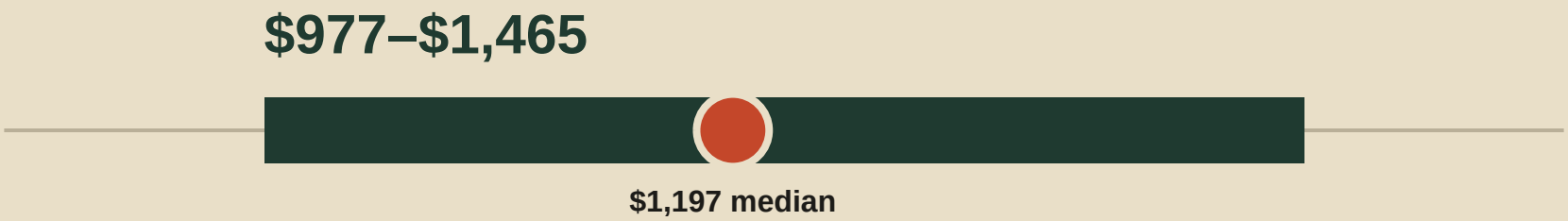
A $1,207 gap between neighbors, the sharpest rent edge between adjacent tracts in Montrose County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent sits inside what local wages can carry.



is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

59% of the housing here was built before 2000.

831

homes permitted, 2022–2025

29%

of those were in multifamily buildings

59%

of all homes were built before 2000

Source: Census Building Permits Survey, 2022-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.3–1.3% to the 9,805 homes here.

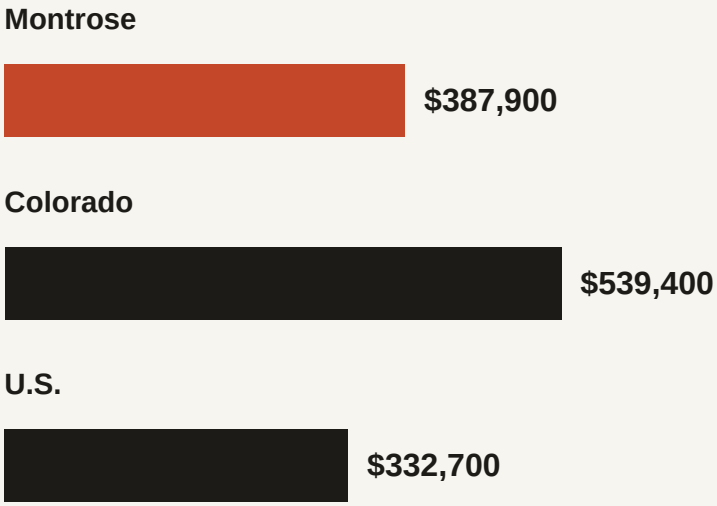
26–125

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

Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 28% less than Colorado's.



$387,900

median home value in Montrose.

Source: Census ACS 5-year, 2020-2024

THAT WAS MONTROSE'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/montrose/**