



Pagosa Springs, Colorado.

Current market data.

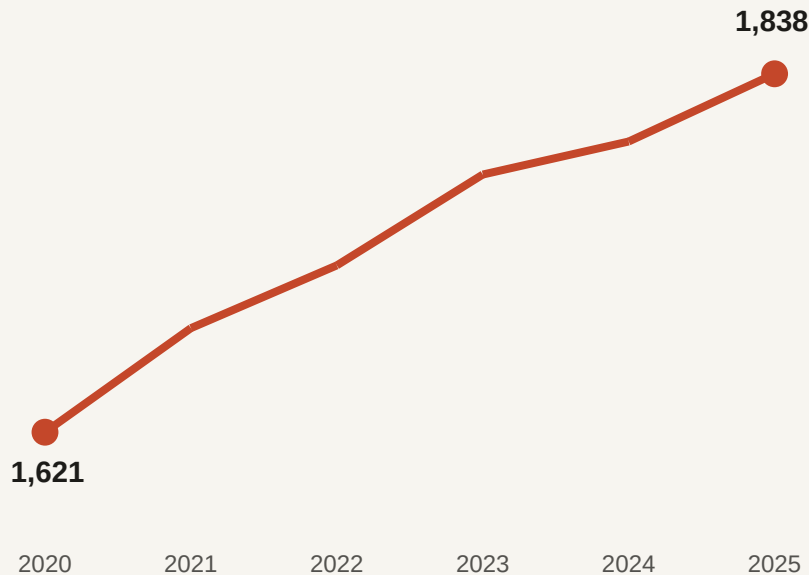
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 13.4% since 2020.

1,838

people, the 123rd-largest of Colorado's cities and towns.

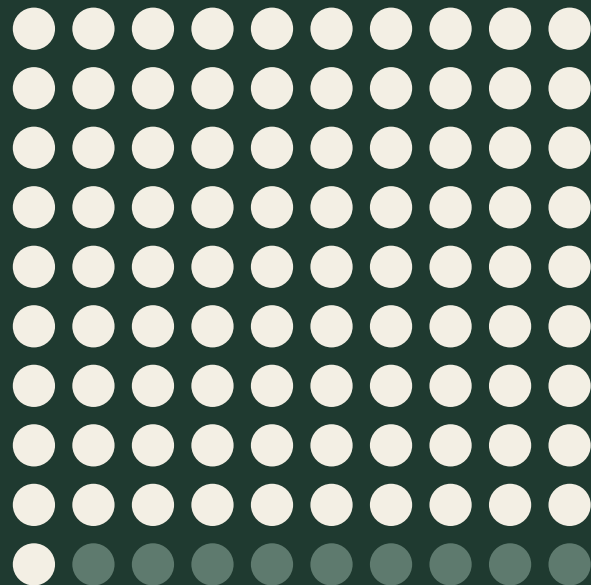


THE WORKDAY

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

91.3%

of 3,374 jobs located in Pagosa Springs are filled by in-commuters.



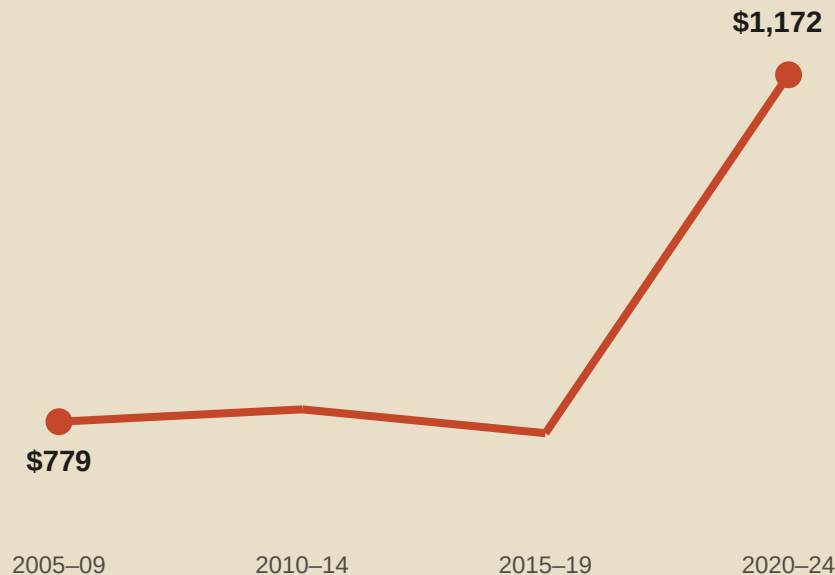
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

**Median rent is up 50%
since the 2005–2009
survey, before inflation.**

\$1,172

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





THE SEAM

Cross one tract line and median rent jumps \$436.

A \$436 gap between neighbors, the sharpest rent edge between adjacent tracts in Archuleta County.

TRACT 9744

\$1,081

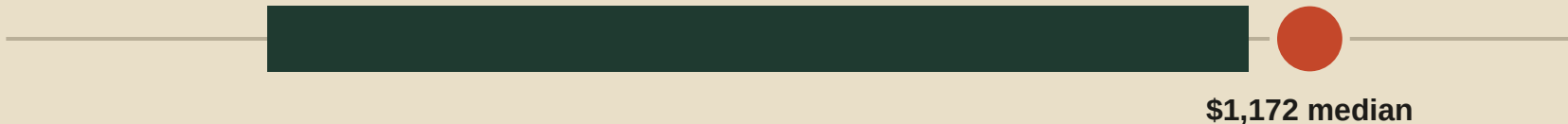
TRACT 9742.02

\$1,517

ROOM TO BUILD

The median rent is above what local wages can carry.

\$765–\$1,148



is the monthly rent range local workforce wages support.

BUILDING

62% of the housing here was built before 2000.

111

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

62%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–3.0% to the 1,148 homes here.

2–34

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



HOME VALUE

A median home costs 31%
less than Colorado's.

\$374,600

median home value in Pagosa Springs.

Pagosa Springs



\$374,600

Colorado



\$539,400

U.S.



\$332,700

THAT WAS PAGOSA SPRINGS'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/pagosa-springs/

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