



Saguache, Colorado.

Current market data.

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

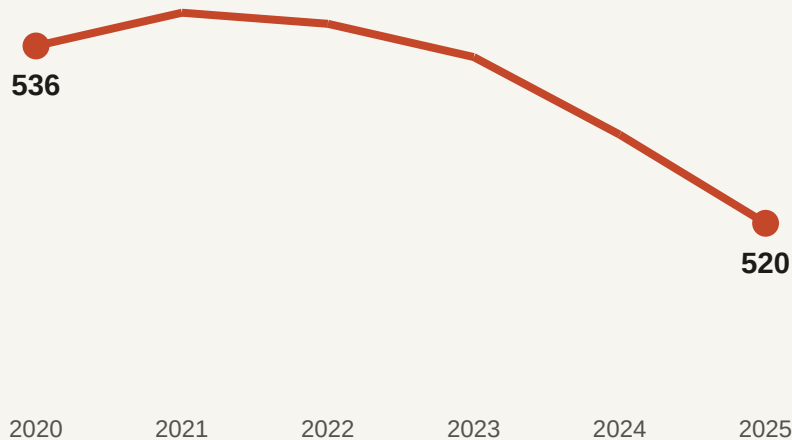


POPULATION

Down 3.0% since 2020.

520

people, the 191st-largest of Colorado's cities and towns.



THE WORKDAY

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

91.1%

of 236 jobs located in Saguache are filled by in-commuters.



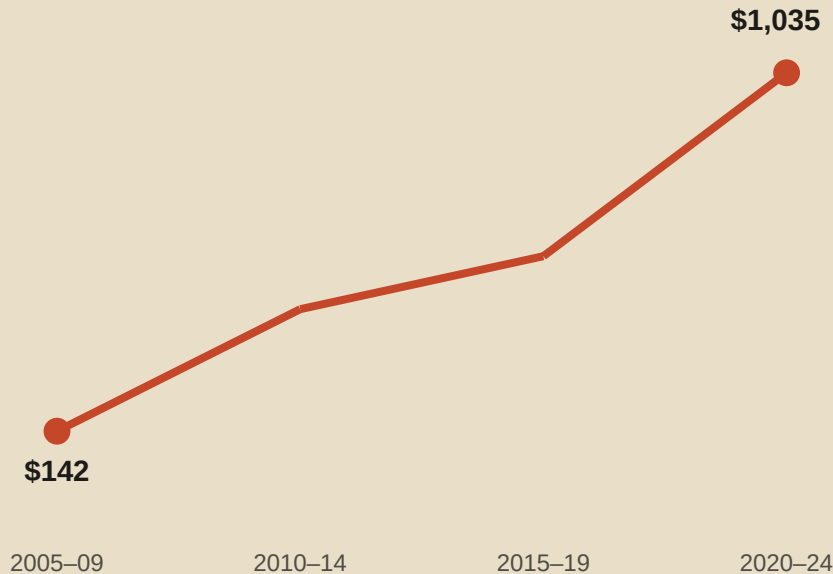
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 629%
since the 2005–2009
survey, before inflation.

\$1,035

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





THE SEAM

Cross one tract line and median rent doubles.

A \$795 gap between neighbors, the sharpest rent edge between adjacent tracts in Saguache County.

TRACT 9777

\$496

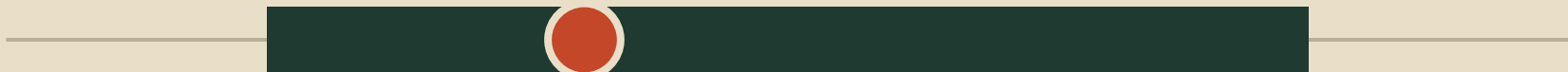
TRACT 9776

\$1,291

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$898–\$1,347



\$1,035 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

0

homes permitted in ten years, 2016–2025

84%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–0.6% to the 355 homes here.

1–2

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



HOME VALUE

A median home costs 75%
less than Colorado's.

\$133,700

median home value in Saguache.

Saguache



\$133,700

Colorado



\$539,400

U.S.



\$332,700



THAT WAS SAGUACHE'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/saguache/

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