



# Sheridan, Colorado.

Current market data.

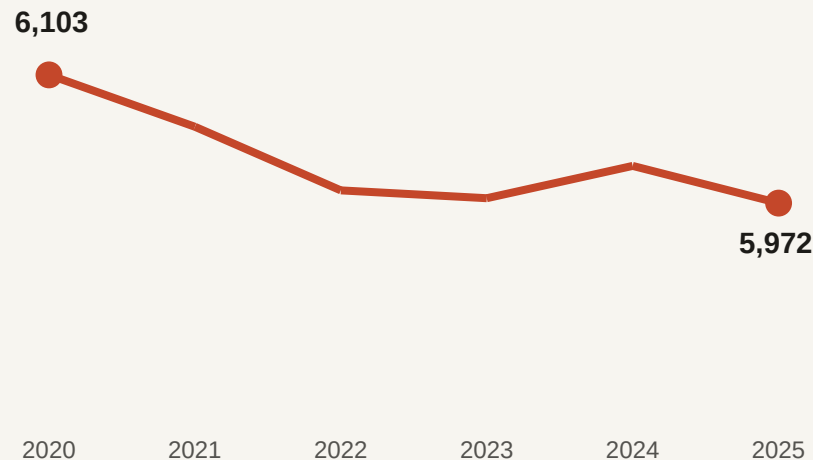
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 2.1% since 2020.

5,972

people, the 75th-largest of Colorado's cities and towns.



THE WORKDAY

Nearly every job here goes  
to someone who lives  
somewhere else.

98.8%

of 8,392 jobs located in Sheridan are filled by in-commuters.



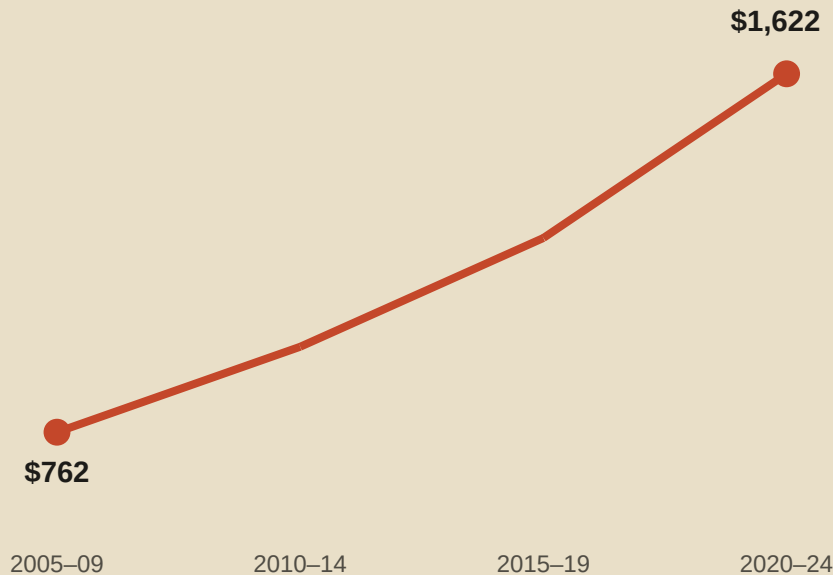
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 113%  
since the 2005–2009  
survey, before inflation.

**\$1,622**

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



## THE SEAM

# Cross one tract line and median rent doubles.

A \$1,729 gap between neighbors, the sharpest rent edge between adjacent tracts in Arapahoe County.

TRACT 850

**\$1,772**

TRACT 851

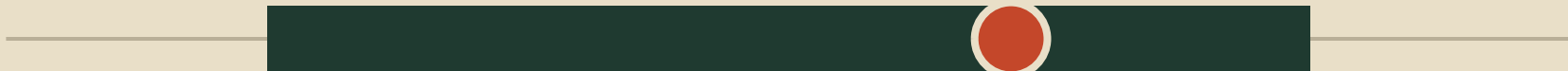
**\$3,501**



## ROOM TO BUILD

# The median rent sits inside what local wages can carry.

**\$1,196–\$1,793**



**\$1,622 median**

is the monthly rent range local workforce wages support.



BUILDING

# Most of the housing here is older than 2000.

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**345**

homes permitted in ten years,  
2016–2025

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**81%**

of those were in multifamily  
buildings

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**76%**

of all homes were built before 2000



UNITS NEEDED

**Closing the gap would add 0.4–3.4% to the 2,486 homes here.**

**10–84**

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



## HOME VALUE

A median home costs 29%  
less than Colorado's.

**\$380,600**

median home value in Sheridan.

Sheridan



\$380,600

Colorado



\$539,400

U.S.



\$332,700

THAT WAS SHERIDAN'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/sheridan/\*\*](https://almanacdata.ai/e/co/sheridan/)

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