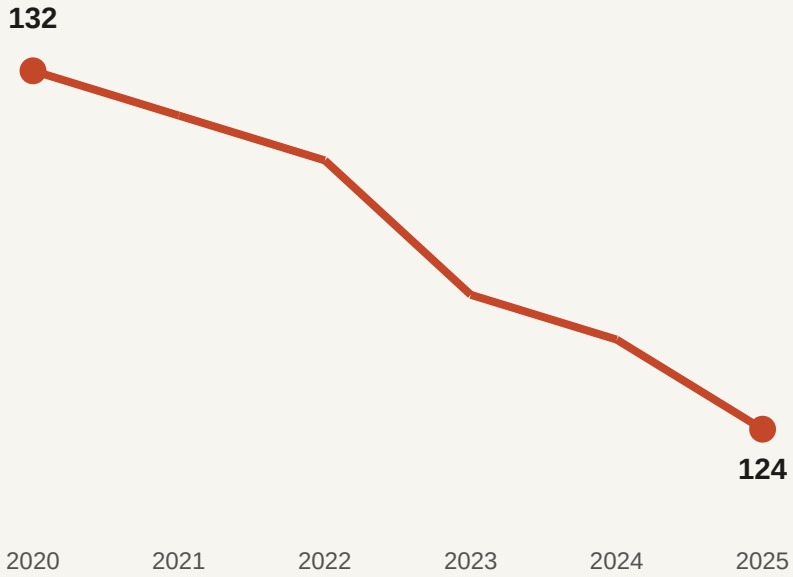
Ward, Colorado.

Current market data.

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

POPULATION

Down 6.1% since 2020.



124

people, the 249th-largest of Colorado's cities and towns.

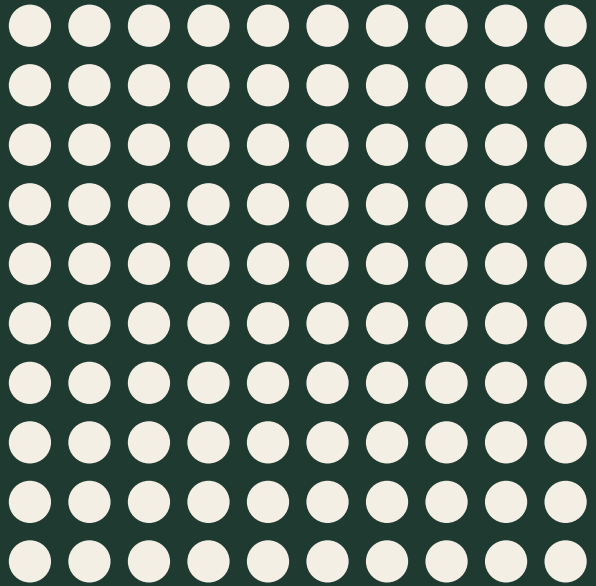
Source: Census Population Estimates, 2025

THE WORKDAY

Every job here goes to someone who lives somewhere else.

100.0%

of 15 jobs located in Ward 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 $1,750 a month.

$1,750

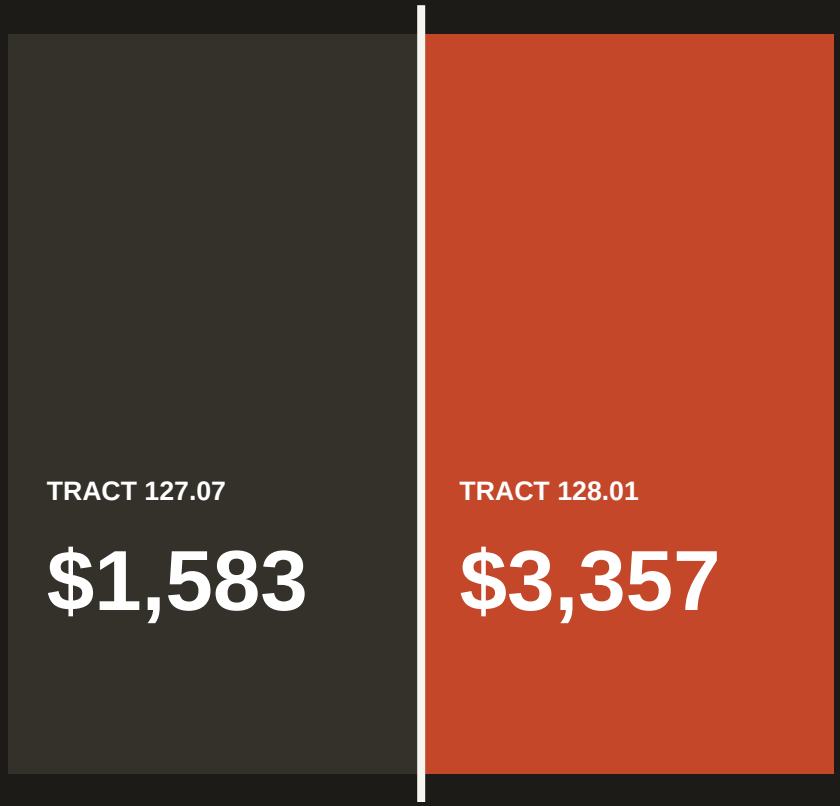
a month. Colorado's median is $1,761.

Source: Census ACS 5-year, 2015-2019

THE SEAM

Cross one tract line and median rent doubles.

A $1,774 gap between neighbors, the sharpest rent edge between adjacent tracts in Boulder County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent sits inside what local wages can carry.

$1,167–$1,750

$1,750 median

is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2015-2019

BUILDING

Most of the housing here is older than 2000.

0

homes permitted, 2022–2025

96%

of all homes were built before 2000

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

UNITS NEEDED

None of three estimates finds a housing shortfall here.

0

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

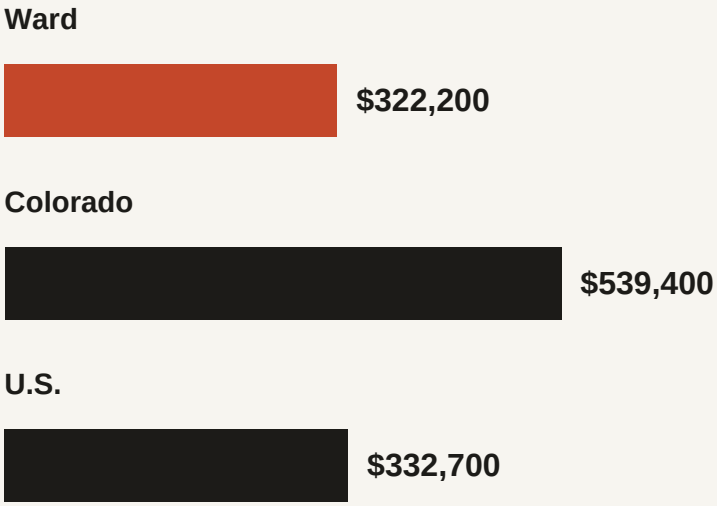
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 40% less than Colorado's.

$322,200

median home value in Ward.



Source: Census ACS 5-year, 2020-2024

THAT WAS WARD'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/ward/**