



Sinclair, Wyoming.

Current market data.

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

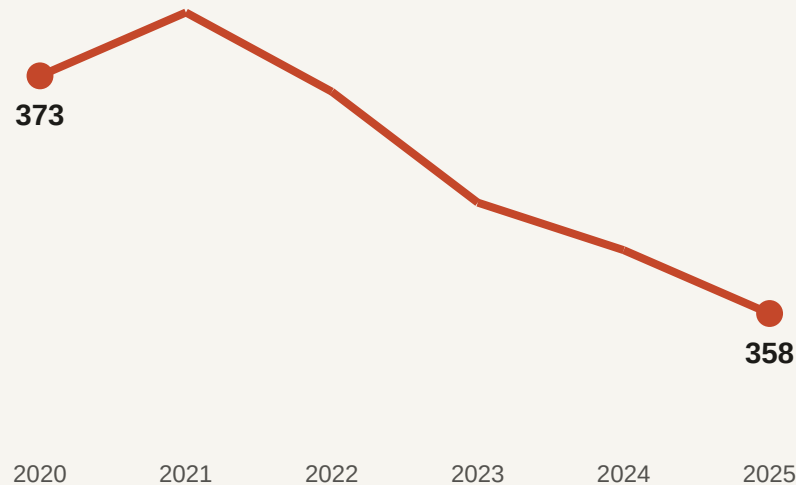


POPULATION

Down 4.0% since 2020.

358

people, the 67th-largest of Wyoming's cities and towns.

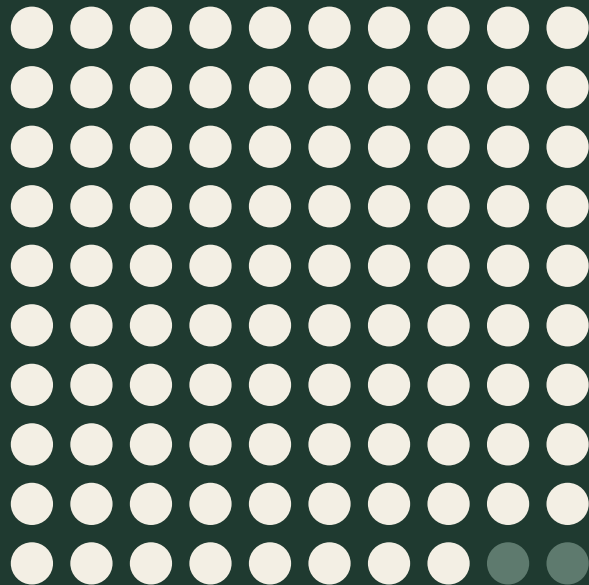


THE WORKDAY

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

97.8%

of 137 jobs located in Sinclair are filled by in-commuters.



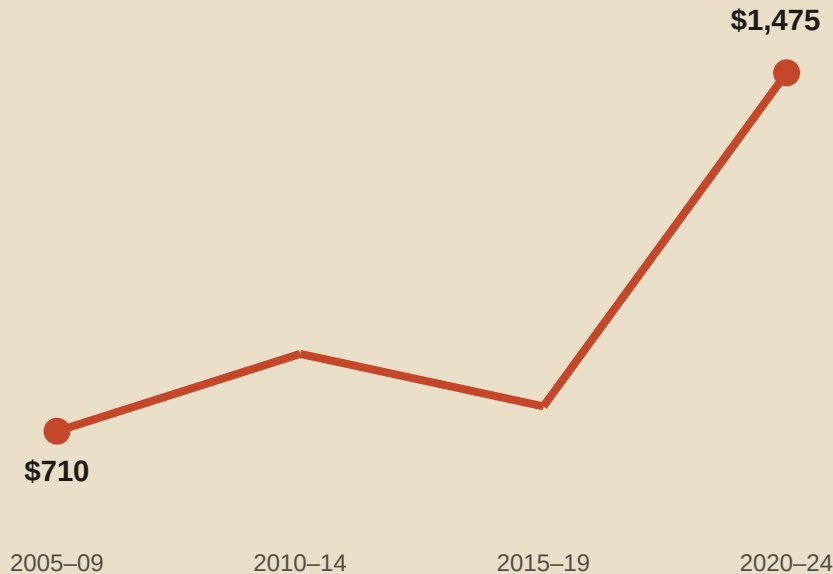
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 108%
since the 2005–2009
survey, before inflation.

\$1,475

a month. Wyoming's median is \$992.





THE SEAM

Cross one tract line and median rent jumps \$316.

A \$316 gap between neighbors, the sharpest rent edge between adjacent tracts in Carbon County.

TRACT 9676

\$938

TRACT 9681

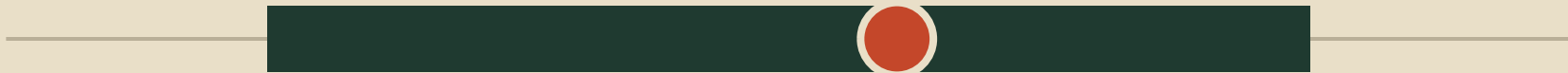
\$1,254



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,133–\$1,699



\$1,475 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

0

homes permitted, 2022–2025

94%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.5% to the 199 homes here.

0–1

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



HOME VALUE

A median home costs 32% less than Wyoming's.

\$209,700

median home value in Sinclair.

Sinclair



\$209,700

Wyoming



\$309,700

U.S.



\$332,700

THAT WAS SINCLAIR'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/wy/sinclair/**](https://almanacdata.ai/e/wy/sinclair/)

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