



ZIP 80645, Evans, Colorado.

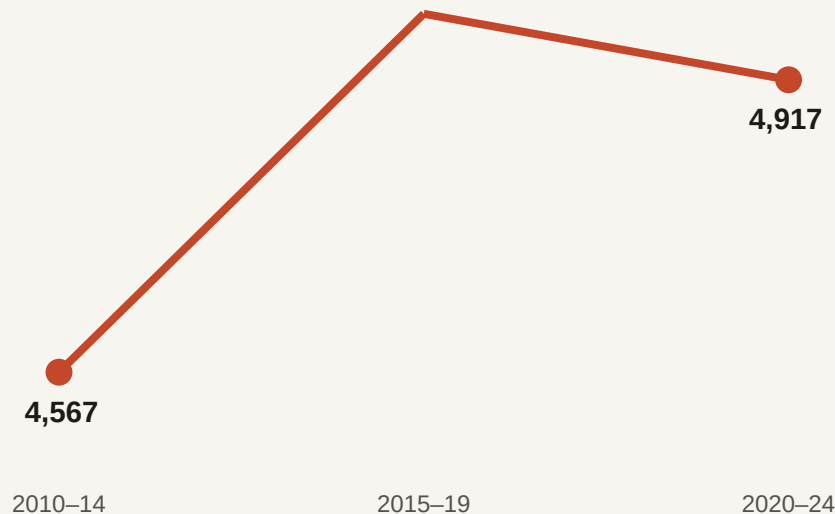
Current market data.

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

POPULATION

4,917 people call ZIP
80645 home.

4,917
people.

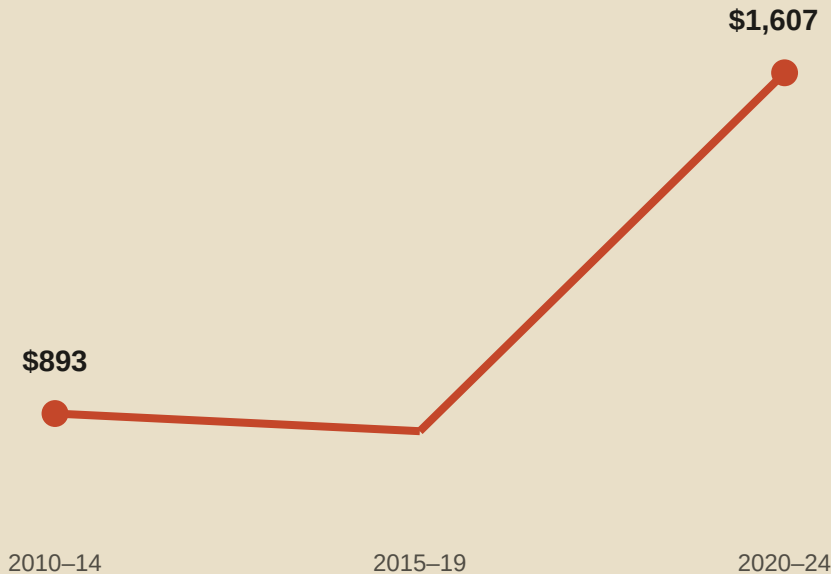


RENT

Median rent is up 80%
since the 2010–2014
survey, before inflation.

\$1,607

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





ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,305–\$1,958



\$1,607 median

is the monthly rent range local workforce wages support.



BUILDING

70% of the housing here was built before 2000.

70%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.1–0.8% to the 1,794 homes here.

2–15

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



HOME VALUE

A median home costs 21%
less than Colorado's.

\$427,200

median home value in ZIP 80645.

ZIP 80645



\$427,200

Colorado



\$539,400

U.S.



\$332,700

THAT WAS ZIP 80645'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/zip/80645/

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