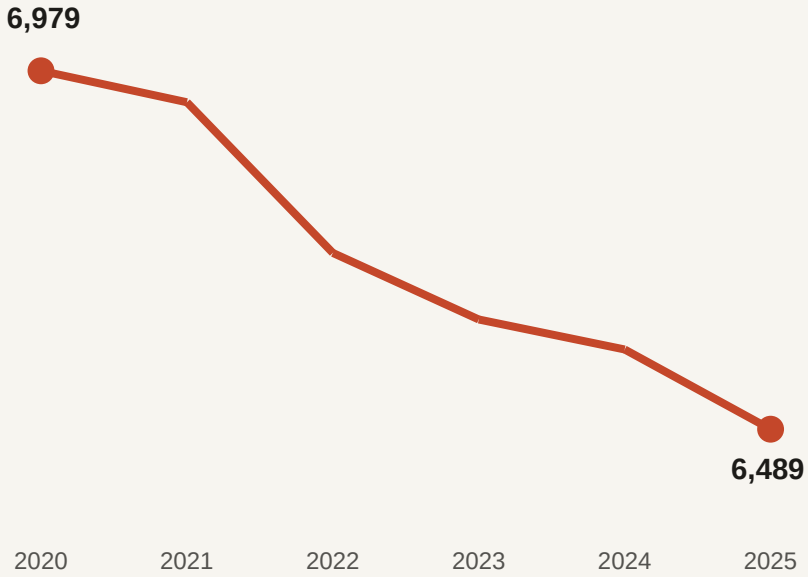
Aspen, Colorado.

Current market data.

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

POPULATION

Down 7.0% since 2020.



6,489

people, the 71st-largest of Colorado's cities and towns.

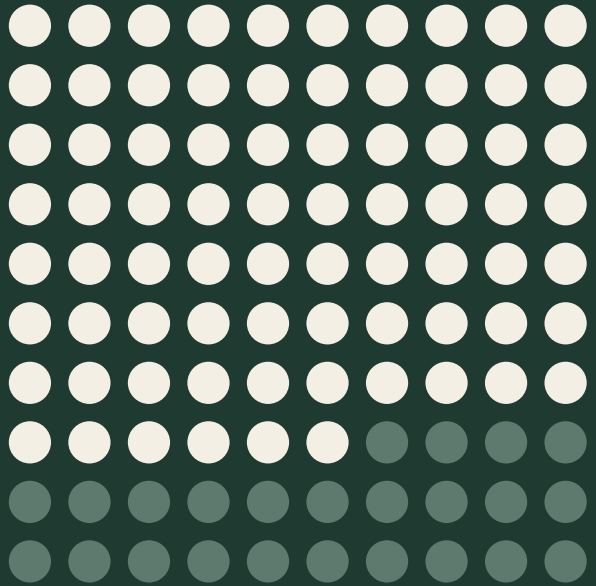
Source: Census Population Estimates, 2025

THE WORKDAY

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

76.2%

of 10,730 jobs located in Aspen are filled by in-commuters.



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

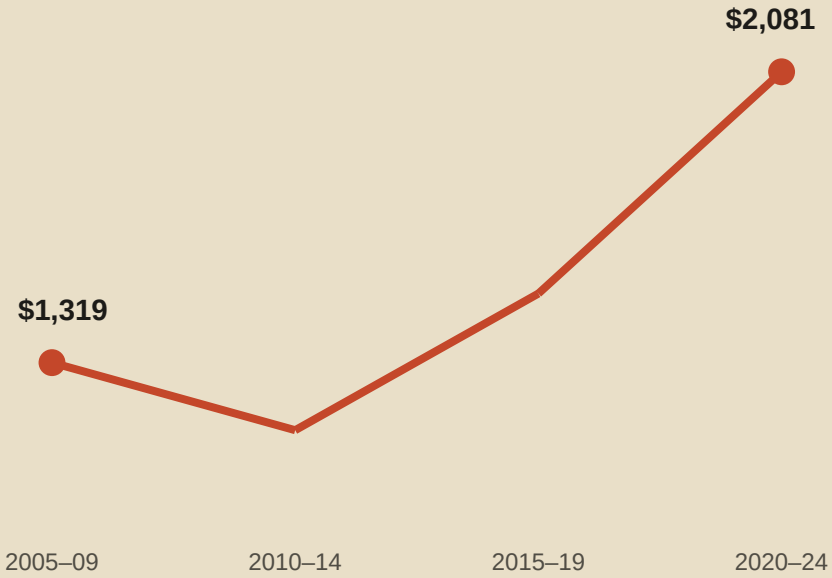
Source: Census LEHD LODES, 2023

RENT

Median rent is up 58% since the 2005–2009 survey, before inflation.

$2,081

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

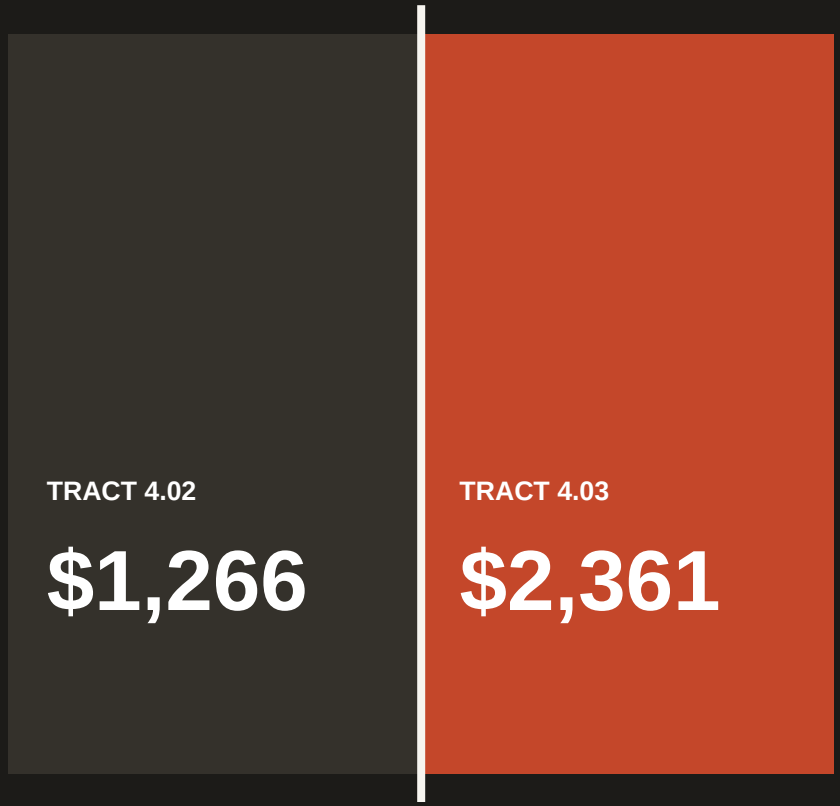


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent jumps $1,095.

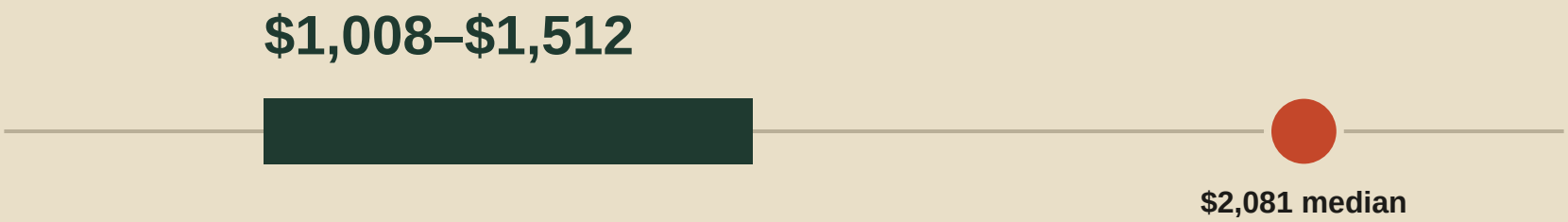
A $1,095 gap between neighbors, the sharpest rent edge between adjacent tracts in Pitkin County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent is above what local wages can carry.



is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

Most of the housing here is older than 2000.

62

homes permitted, 2022–2025

26%

of those were in multifamily buildings

75%

of all homes were built before 2000

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

UNITS NEEDED

Closing the gap would add 0.2–1.7% to the 6,152 homes here.

11–107

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

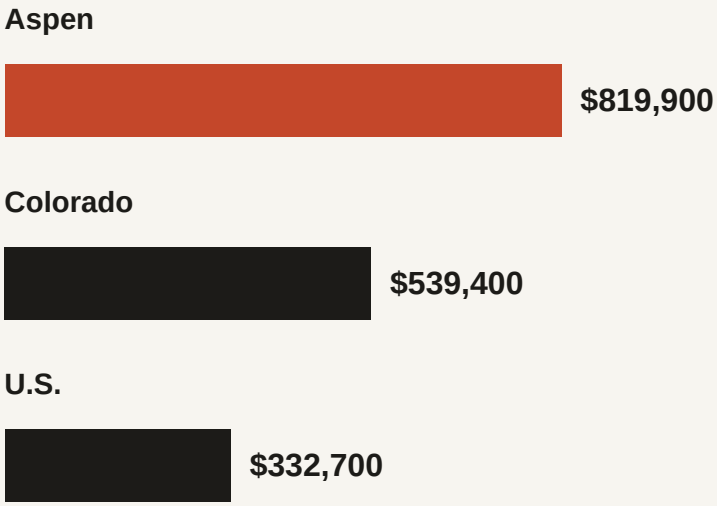
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 52% more than Colorado's.

$819,900

median home value in Aspen.



Source: Census ACS 5-year, 2020-2024

THAT WAS ASPEN'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/aspen/**