



Blue River, Colorado.

Current market data.

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

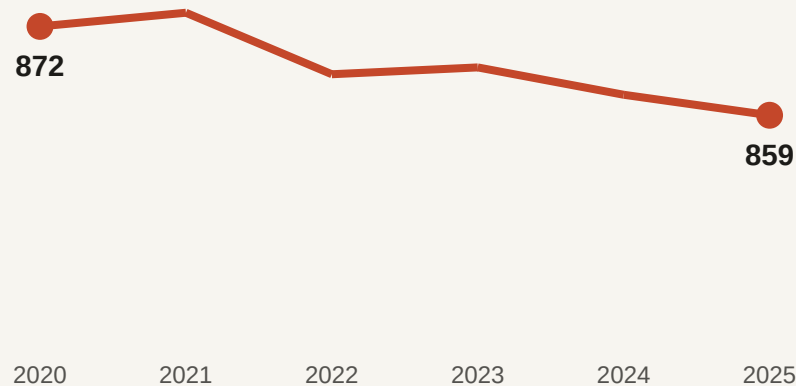


POPULATION

Down 1.5% since 2020.

859

people, the 161st-largest of Colorado's cities and towns.



THE WORKDAY

Every job here goes to
someone who lives
somewhere else.

100.0%

of 76 jobs located in Blue River are filled by in-commuters.



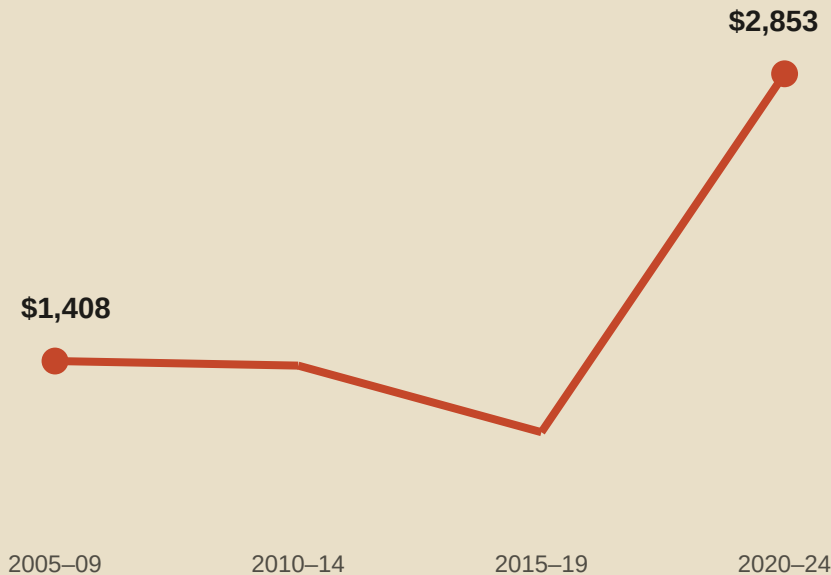
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 103%
since the 2005–2009
survey, before inflation.

\$2,853

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,747 gap between neighbors, the sharpest rent edge between adjacent tracts in Summit County.

TRACT 2.01

\$876

TRACT 2.03

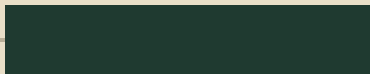
\$2,623



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,136–\$1,705



\$2,853 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

29

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

82%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.1% to the 840 homes here.

1

is the estimated number of missing housing units; all three estimates agree.



HOME VALUE

A median home costs
135% more than
Colorado's.

\$1,267,300

median home value in Blue River.

Blue River



\$1,267,300

Colorado



\$539,400

U.S.



\$332,700

THAT WAS BLUE RIVER'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/blue-river/**](https://almanacdata.ai/e/co/blue-river/)

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