



Carbondale, Colorado.

Current market data.

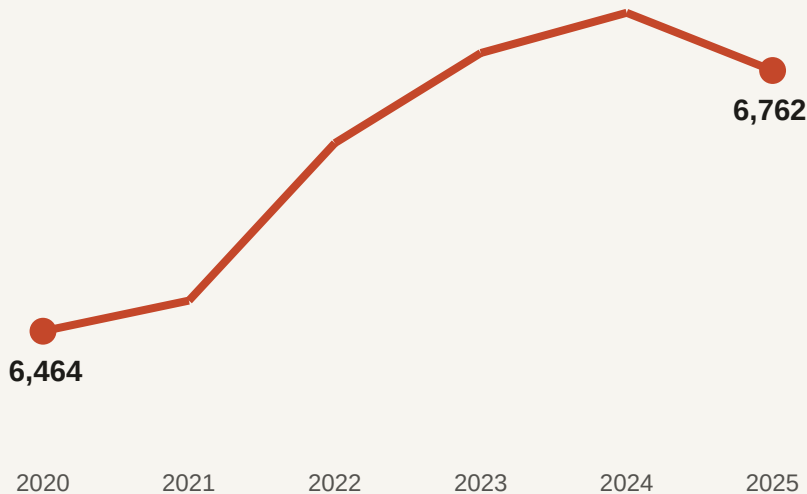
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 4.6% since 2020.

6,762

people, the 70th-largest of Colorado's cities and towns.



THE WORKDAY

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

80.4%

of 3,108 jobs located in Carbondale are filled by in-commuters.



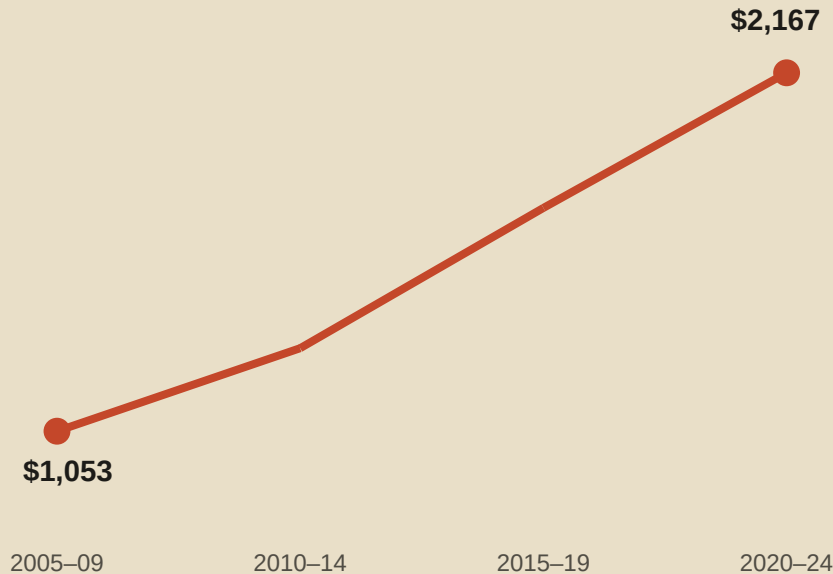
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 106%
since the 2005–2009
survey, before inflation.

\$2,167

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





THE SEAM

Cross one tract line and median rent jumps \$727.

A \$727 gap between neighbors, the sharpest rent edge between adjacent tracts in Garfield County.

TRACT 9517.02

\$1,450

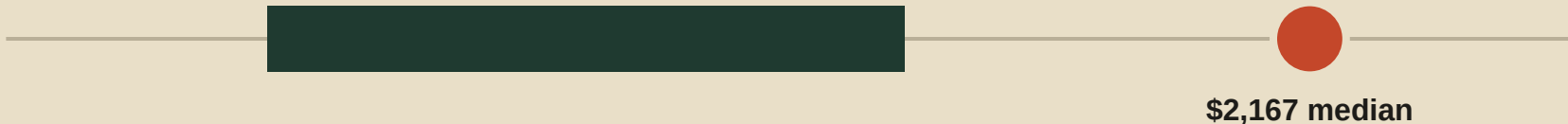
TRACT 9517.01

\$2,177

ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,192–\$1,788



is the monthly rent range local workforce wages support.

BUILDING

63% of the housing here was built before 2000.

98

homes permitted, 2022–2025

43%

of those were in multifamily
buildings

63%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.3–1.0% to the 2,956 homes here.

10–31

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



HOME VALUE

A median home costs 67% more than Colorado's.

\$900,600

median home value in Carbondale.

Carbondale



\$900,600

Colorado



\$539,400

U.S.



\$332,700

THAT WAS CARBONDALE'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/carbondale/

The Almanac · your hyper-diligent research partner