Deer Trail, Colorado.

Current market data.

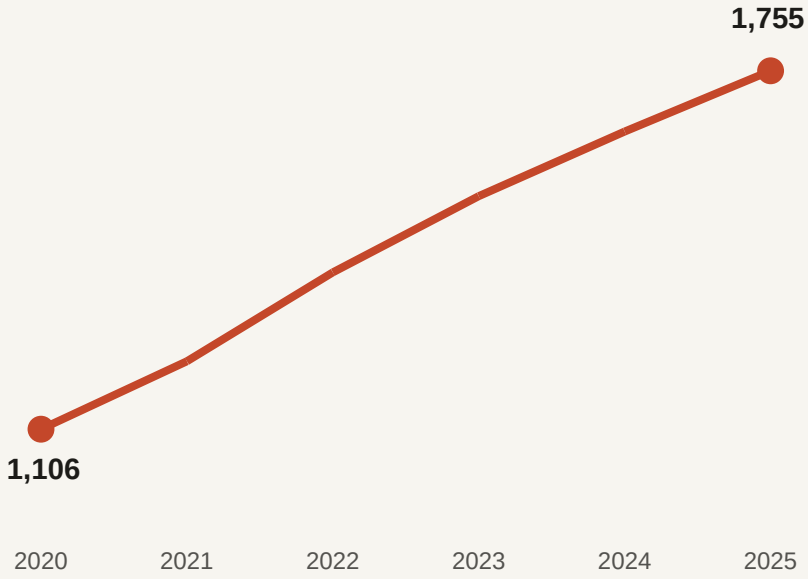
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 58.7% since 2020.

1,755

people, the 124th-largest of Colorado's cities and towns.



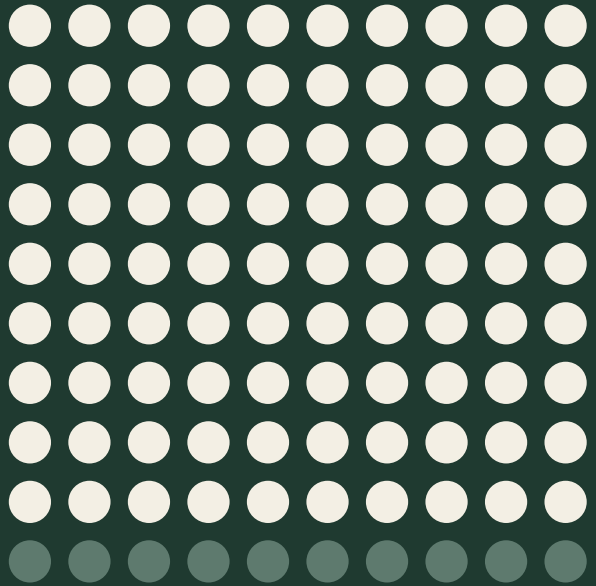
Source: Census Population Estimates, 2025

THE WORKDAY

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

89.6%

of 115 jobs located in Deer Trail are filled by in-commuters.



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

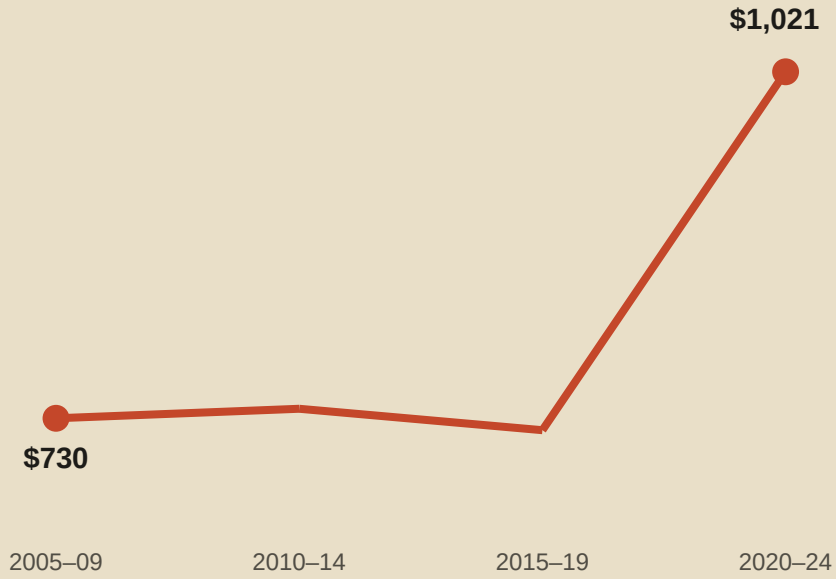
Source: Census LEHD LODES, 2023

RENT

Median rent is up 40% since the 2005–2009 survey, before inflation.

$1,021

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

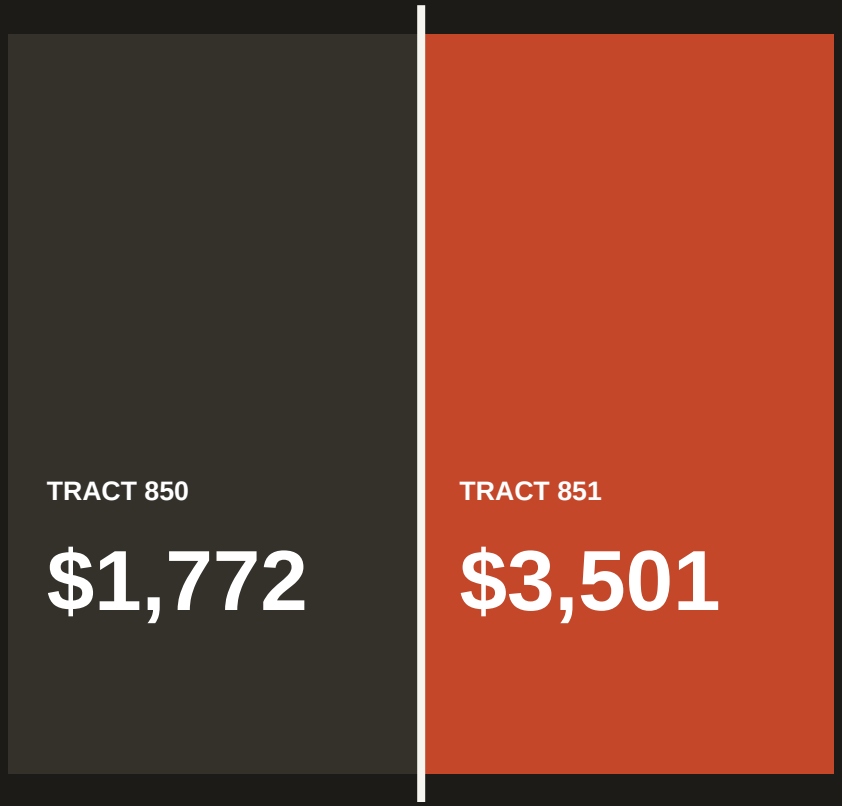


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent doubles.

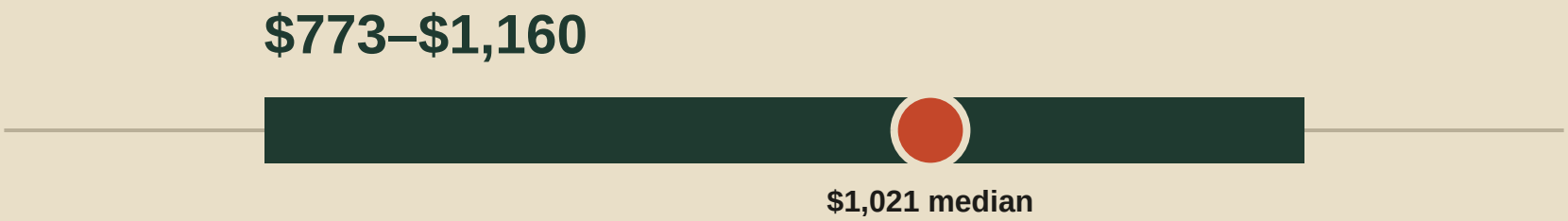
A $1,729 gap between neighbors, the sharpest rent edge between adjacent tracts in Arapahoe County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent sits inside 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

40% of the housing here was built before 2000.

411

homes permitted in ten years, 2016–2025

0%

of those were in multifamily buildings

40%

of all homes were built before 2000

Source: Census Building Permits Survey, 2016-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.2% to the 472 homes here.

1

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

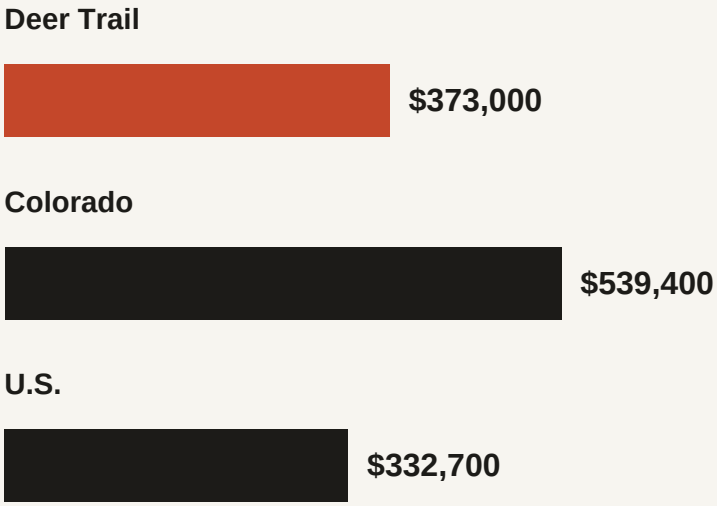
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 31% less than Colorado's.

$373,000

median home value in Deer Trail.



Source: Census ACS 5-year, 2020-2024

THAT WAS DEER TRAIL'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/deer-trail/**