



Eagle, Colorado.

Current market data.

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

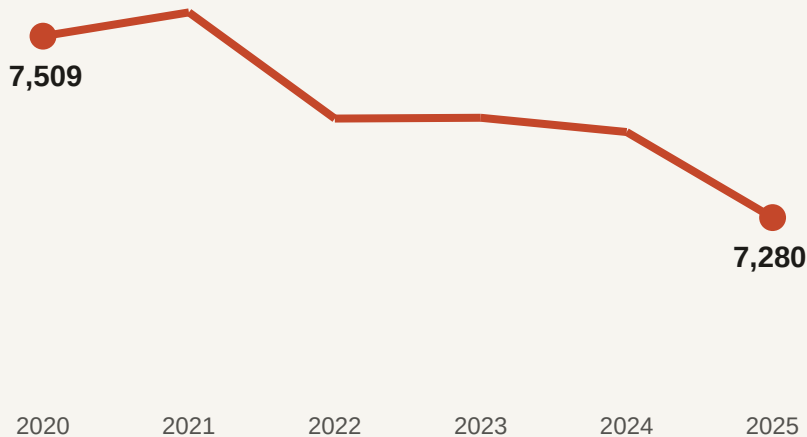


POPULATION

Down 3.0% since 2020.

7,280

people, the 65th-largest of Colorado's cities and towns.



THE WORKDAY

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

82.8%

of 4,217 jobs located in Eagle are filled by in-commuters.



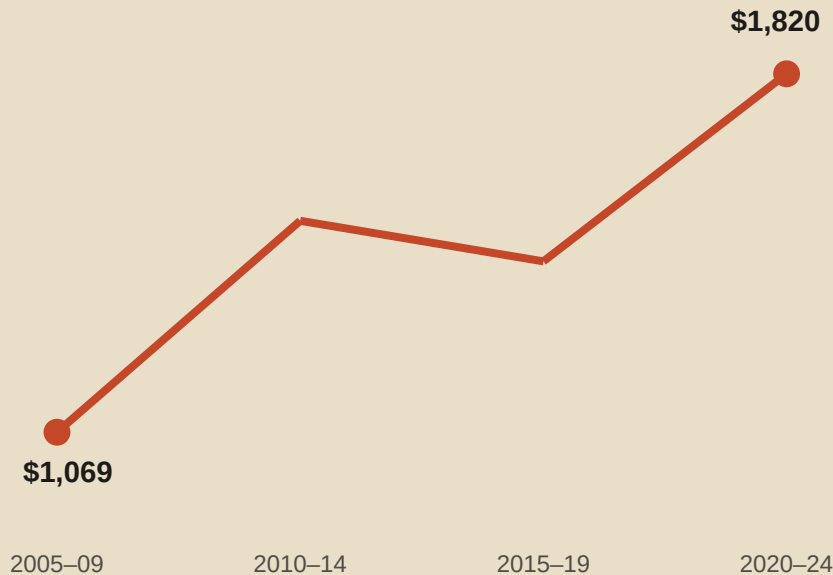
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 70%
since the 2005–2009
survey, before inflation.

\$1,820

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,635 gap between neighbors, the sharpest rent edge between adjacent tracts in Eagle County.

TRACT 7.03

\$1,393

TRACT 7.01

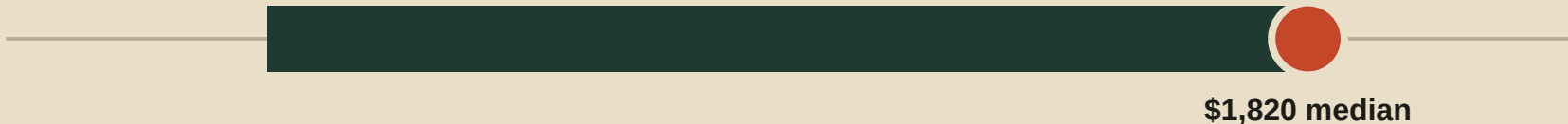
\$3,028



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,214–\$1,821



is the monthly rent range local workforce wages support.

BUILDING

53% of the housing here was built before 2000.

750

homes permitted in ten years,
2016–2025

71%

of those were in multifamily
buildings

53%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.5% to the 2,838 homes here.

8–42

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



HOME VALUE

A median home costs 29%
more than Colorado's.

\$695,100

median home value in Eagle.

Eagle



\$695,100

Colorado



\$539,400

U.S.



\$332,700

THAT WAS EAGLE'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/eagle/

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