



Eaton, Colorado.

Current market data.

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

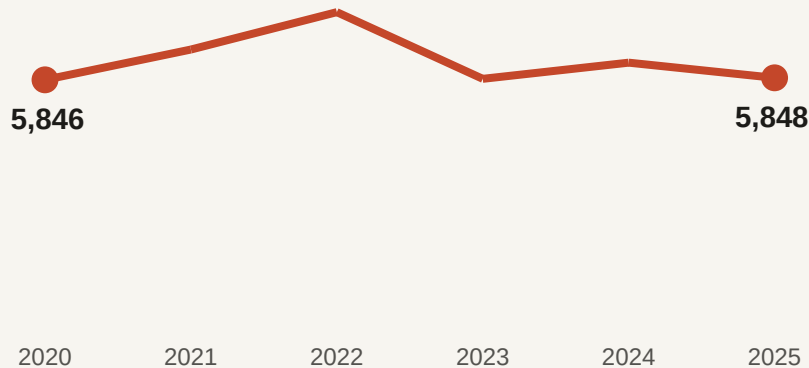


POPULATION

Growing. Up 0.0% since 2020.

5,848

people, the 76th-largest of Colorado's cities and towns.



THE WORKDAY

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

82.3%

of 1,577 jobs located in Eaton are filled by in-commuters.



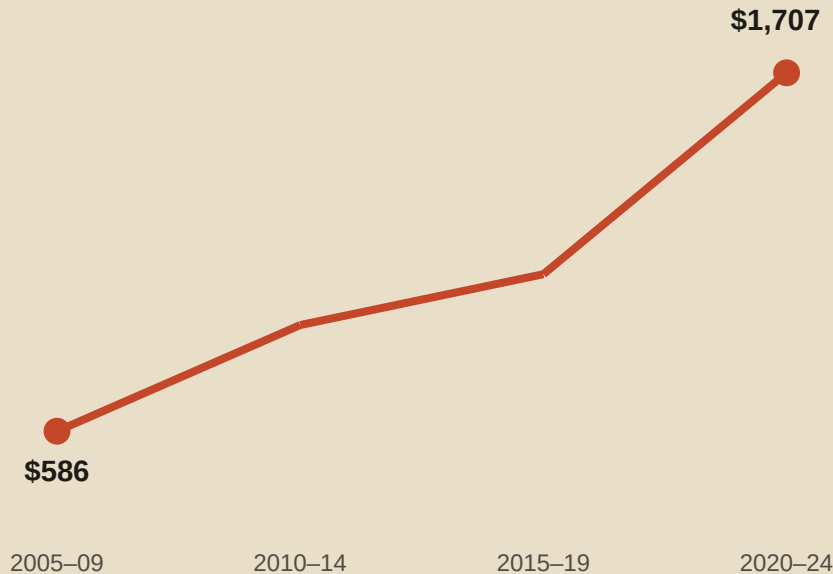
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 191%
since the 2005–2009
survey, before inflation.

\$1,707

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,126 gap between neighbors, the sharpest rent edge between adjacent tracts in Weld County.

TRACT 12.02

\$1,375

TRACT 14.10

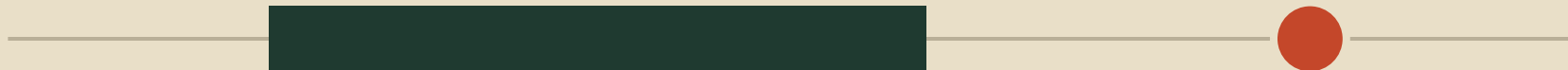
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$953–\$1,429



\$1,707 median

is the monthly rent range local workforce wages support.

BUILDING

43% of the housing here was built before 2000.

8

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

43%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.0–0.7% to the 2,249 homes here.

1–16

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



HOME VALUE

A median home costs 12% less than Colorado's.

\$475,900

median home value in Eaton.

Eaton



Colorado



U.S.



THAT WAS EATON'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/eaton/**](https://almanacdata.ai/e/co/eaton/)

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