



Edgewater, Colorado.

Current market data.

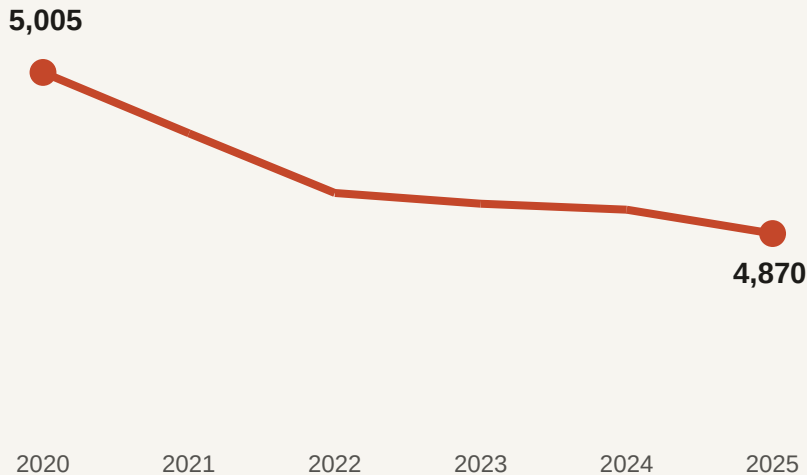
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 2.7% since 2020.

4,870

people, the 82nd-largest of Colorado's cities and towns.



THE WORKDAY

Nearly every job here goes
to someone who lives
somewhere else.

97.8%

of 1,780 jobs located in Edgewater are filled by in-commuters.



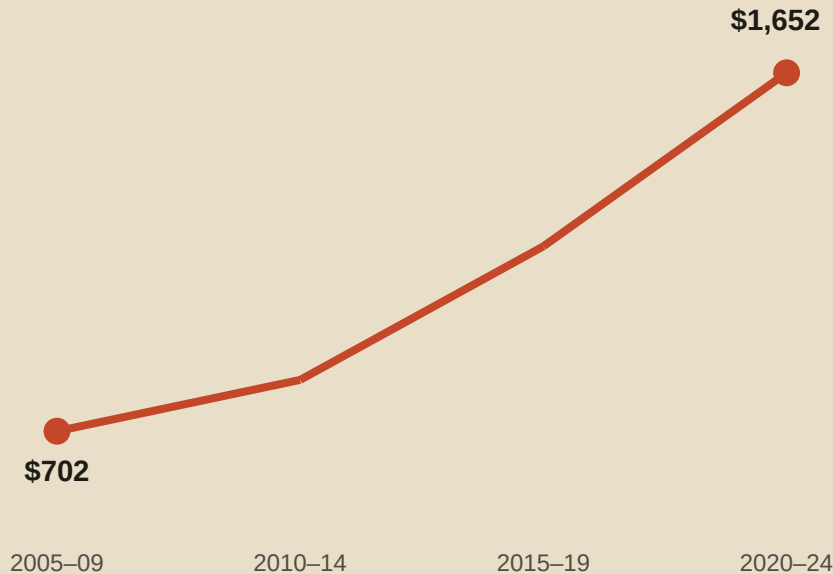
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 135%
since the 2005–2009
survey, before inflation.

\$1,652

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



THE SEAM

Cross one tract line and median rent jumps \$1,632.

A \$1,632 gap between neighbors, the sharpest rent edge between adjacent tracts in Jefferson County.

TRACT 605.01

\$1,869

TRACT 98.37

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$833–\$1,250



\$1,652 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

107

homes permitted in ten years,
2016–2025

68%

of those were in multifamily
buildings

97%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–0.7% to the 2,589 homes here.

8–18

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



HOME VALUE

A median home costs **18%**
more than Colorado's.

\$636,900

median home value in Edgewater.

Edgewater



\$636,900

Colorado



\$539,400

U.S.



\$332,700

THAT WAS EDGEWATER'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/edgewater/**](https://almanacdata.ai/e/co/edgewater/)

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