



# Fraser, Colorado.

Current market data.

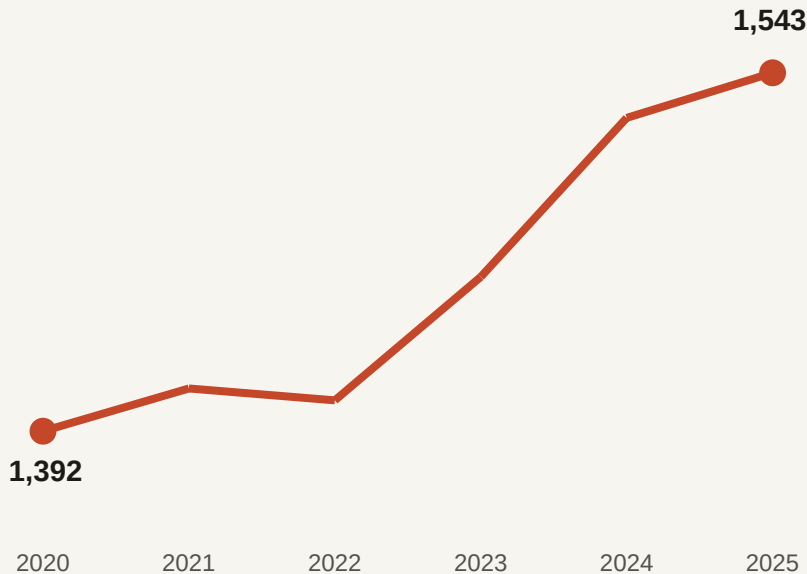
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 10.8% since 2020.

1,543

people, the 129th-largest of Colorado's cities and towns.

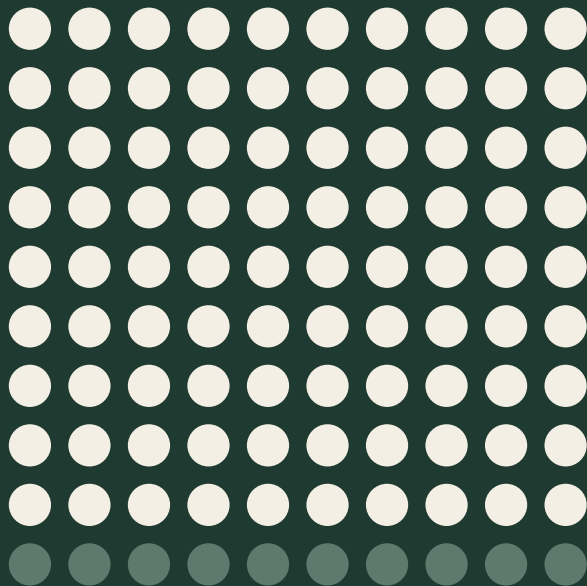


THE WORKDAY

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

89.8%

of 908 jobs located in Fraser are filled by in-commuters.



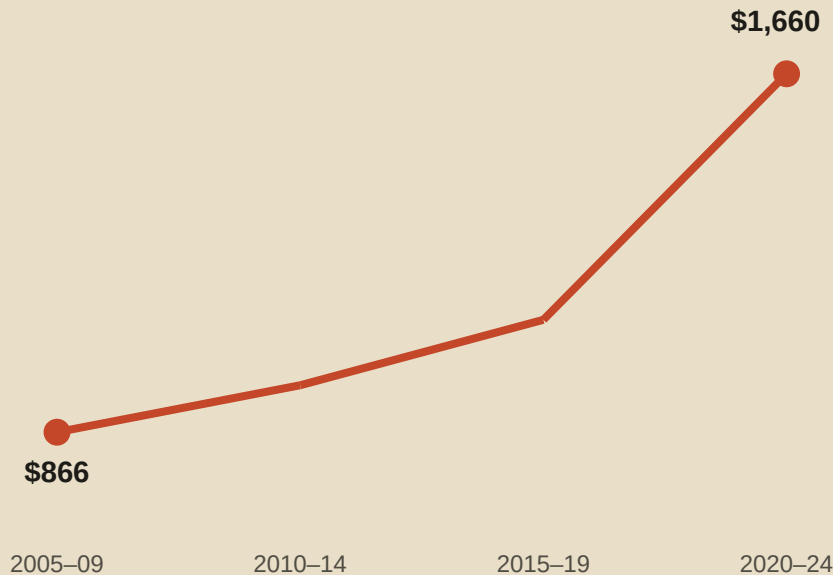
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 92%  
since the 2005–2009  
survey, before inflation.

**\$1,660**

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





## THE SEAM

# Cross one tract line and median rent jumps \$567.

A \$567 gap between neighbors, the sharpest rent edge between adjacent tracts in Grand County.

TRACT 2.06

**\$1,021**

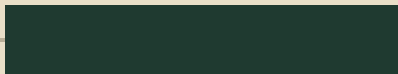
TRACT 2.07

**\$1,588**

ROOM TO BUILD

# The median rent is above what local wages can carry.

**\$692–\$1,038**



**\$1,660 median**

is the monthly rent range local workforce wages support.



BUILDING

**58% of the housing here was built before 2000.**

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**58%**

of all homes were built before 2000



UNITS NEEDED

**Closing the gap would add 0.1–0.6% to the 1,466 homes here.**

**2–9**

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



## HOME VALUE

A median home costs **11%**  
more than Colorado's.

**\$600,800**

median home value in Fraser.

Fraser



\$600,800

Colorado



\$539,400

U.S.



\$332,700

THAT WAS FRASER'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/fraser/\*\*](https://almanacdata.ai/e/co/fraser/)

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