



Glenwood Springs, Colorado.

Current market data.

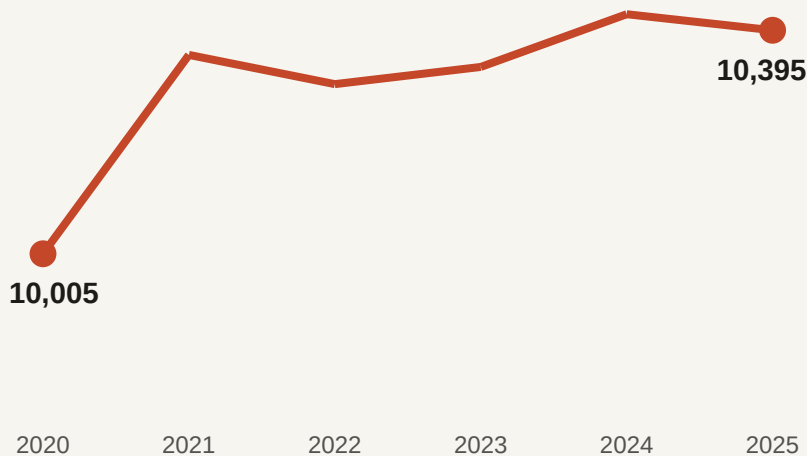
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.9% since 2020.

10,395

people, the 54th-largest of Colorado's cities and towns.



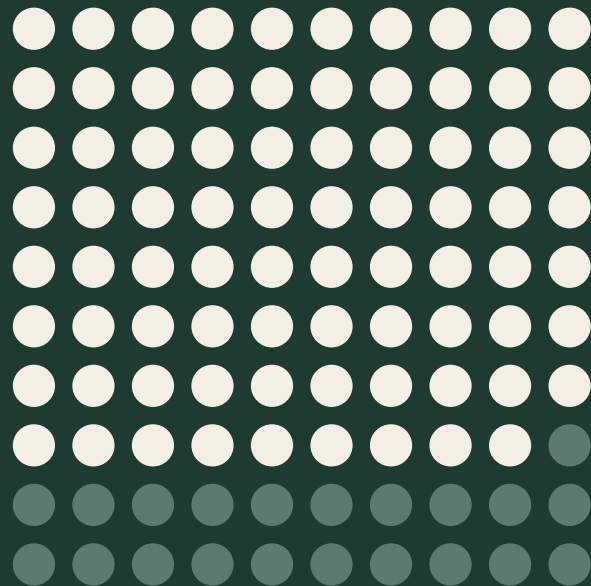
THE WORKDAY

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

78.7%

of 9,866 jobs located in Glenwood Springs are filled by
in-commuters.

Source: Census LEHD LODES, 2023



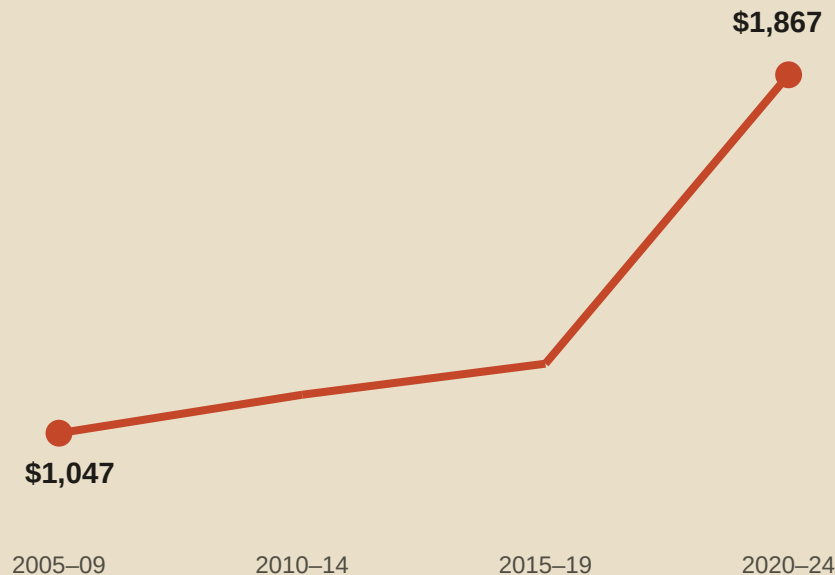
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 78%
since the 2005–2009
survey, before inflation.

\$1,867

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



THE SEAM

Cross one tract line and median rent jumps \$727.

A \$727 gap between neighbors, the sharpest rent edge between adjacent tracts in Garfield County.

TRACT 9517.02

\$1,450

TRACT 9517.01

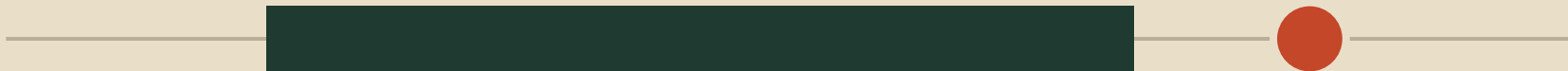
\$2,177



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,166–\$1,749



\$1,867 median

is the monthly rent range local workforce wages support.

BUILDING

71% of the housing here was built before 2000.

116

homes permitted, 2022–2025

83%

of those were in multifamily
buildings

71%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–2.4% to the 4,201 homes here.

20–99

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



HOME VALUE

A median home costs 15%
more than Colorado's.

\$619,000

median home value in Glenwood Springs.

Glenwood Springs



\$619,000

Colorado



\$539,400

U.S.



\$332,700

THAT WAS GLENWOOD SPRINGS'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/glenwood-springs/

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