



Greenwood Village, Colorado.

Current market data.

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

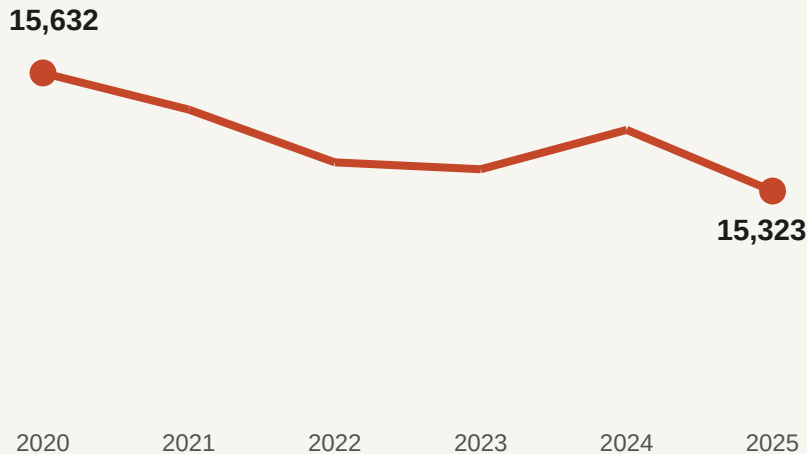


POPULATION

Down 2.0% since 2020.

15,323

people, the 39th-largest of Colorado's cities and towns.



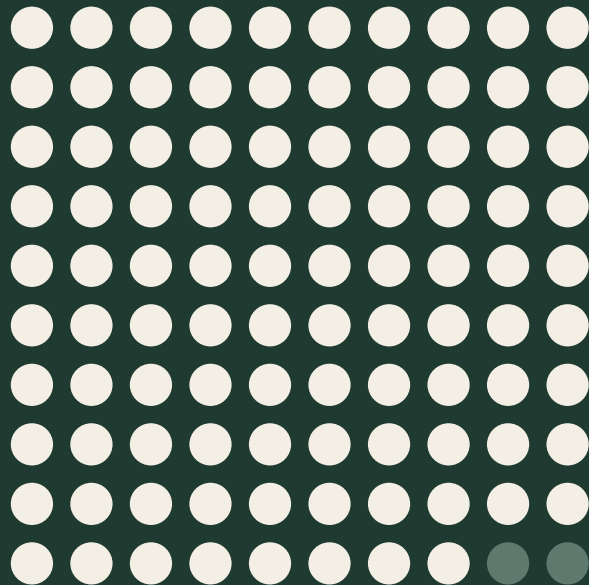
THE WORKDAY

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

98.5%

of 66,889 jobs located in Greenwood Village are filled by
in-commuters.

Source: Census LEHD LODES, 2023



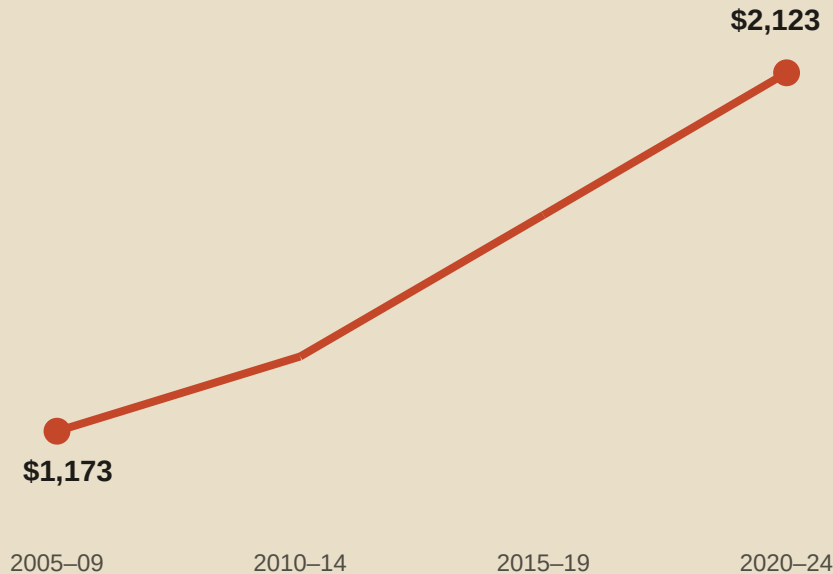
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 81%
since the 2005–2009
survey, before inflation.

\$2,123

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,729 gap between neighbors, the sharpest rent edge between adjacent tracts in Arapahoe County.

TRACT 850

\$1,772

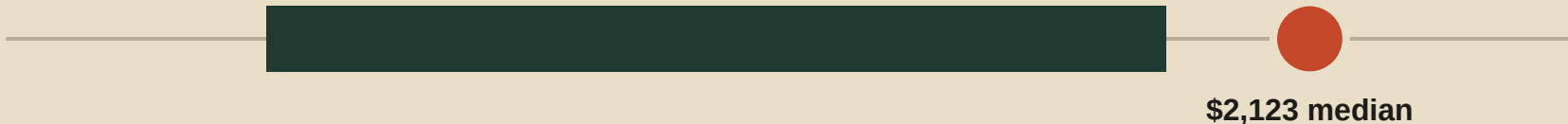
TRACT 851

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,344–\$2,016



is the monthly rent range local workforce wages support.

BUILDING

62% of the housing here was built before 2000.

135

homes permitted in ten years,
2016–2025

16%

of those were in multifamily
buildings

62%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–9.6% to the 6,938 homes here.

23–669

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



HOME VALUE

A median home costs
129% more than
Colorado's.

\$1,237,800

median home value in Greenwood Village.

Greenwood Village



\$1,237,800

Colorado



\$539,400

U.S.



\$332,700

THAT WAS GREENWOOD VILLAGE'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/greenwood-village/

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