



Gypsum, Colorado.

Current market data.

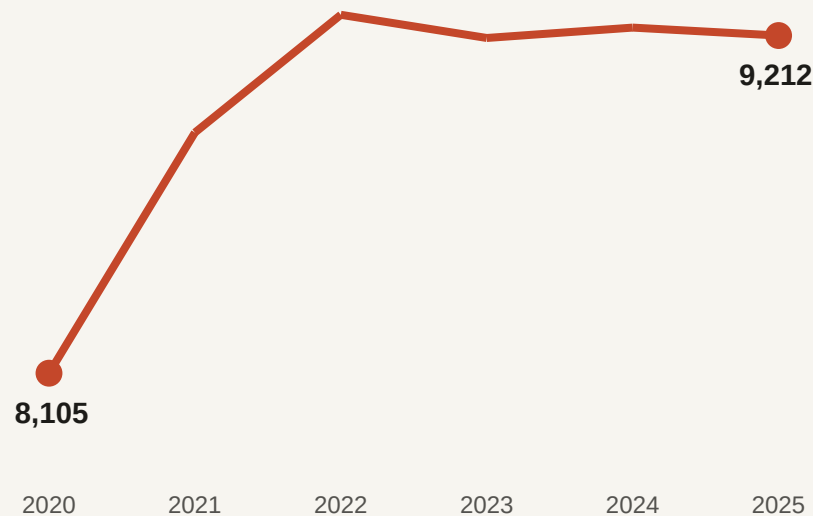
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 13.7% since 2020.

9,212

people, the 57th-largest of Colorado's cities and towns.

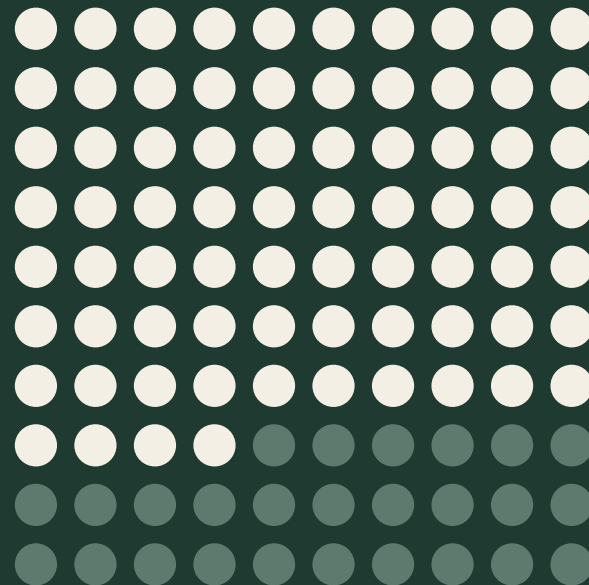


THE WORKDAY

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

74.3%

of 2,381 jobs located in Gypsum are filled by in-commuters.



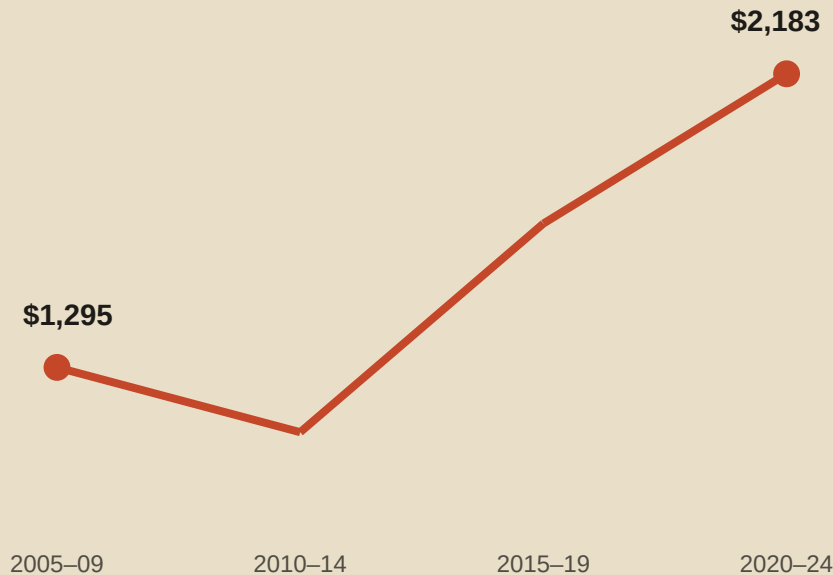
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 69%
since the 2005–2009
survey, before inflation.

\$2,183

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,635 gap between neighbors, the sharpest rent edge between adjacent tracts in Eagle County.

TRACT 7.03

\$1,393

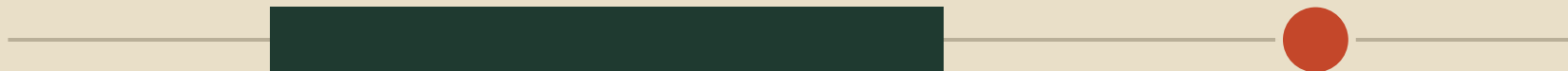
TRACT 7.01

\$3,028

ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,228–\$1,843



\$2,183 median

is the monthly rent range local workforce wages support.

BUILDING

42% of the housing here was built before 2000.

184

homes permitted, 2022–2025

5%

of those were in multifamily
buildings

42%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–0.9% to the 2,822 homes here.

11–24

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



HOME VALUE

A median home costs 17% more than Colorado's.

\$633,000

median home value in Gypsum.

Gypsum



\$633,000

Colorado



\$539,400

U.S.



\$332,700

THAT WAS GYPSUM'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/gypsum/**](https://almanacdata.ai/e/co/gypsum/)

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