



Lyons, Colorado.

Current market data.

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

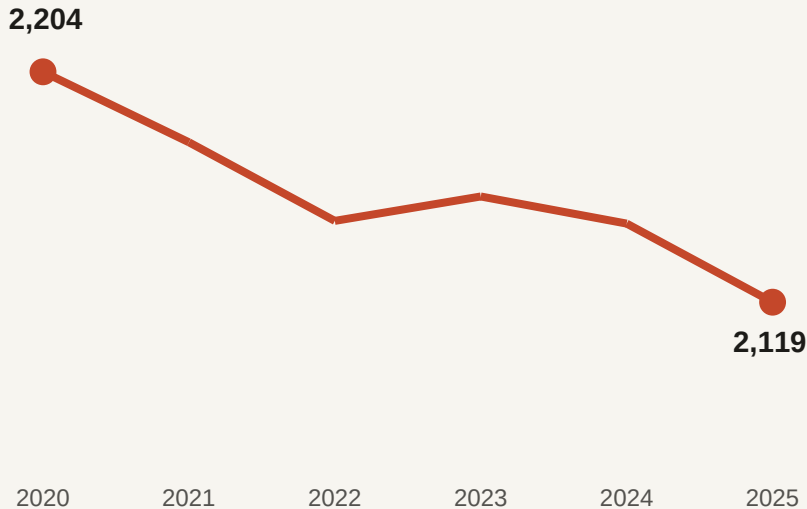


POPULATION

Down 3.9% since 2020.

2,119

people, the 116th-largest of Colorado's cities and towns.



THE WORKDAY

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

88.6%

of 597 jobs located in Lyons are filled by in-commuters.



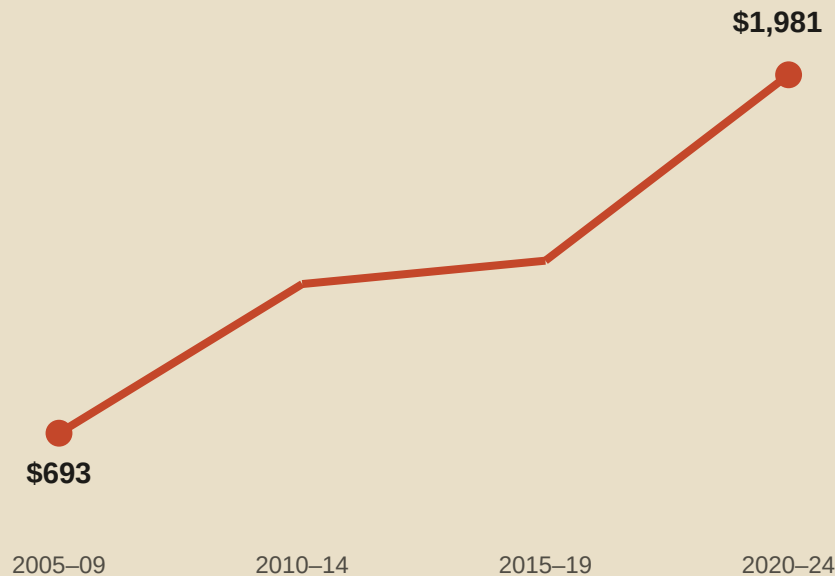
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 186%
since the 2005–2009
survey, before inflation.

\$1,981

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,774 gap between neighbors, the sharpest rent edge between adjacent tracts in Boulder County.

TRACT 127.07

\$1,583

TRACT 128.01

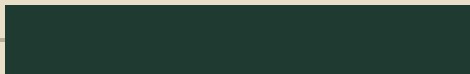
\$3,357



ROOM TO BUILD

The median rent is above what local wages can carry.

\$907–\$1,361



\$1,981 median

is the monthly rent range local workforce wages support.

BUILDING

51% of the housing here was built before 2000.

21

homes permitted, 2022–2025

43%

of those were in multifamily
buildings

51%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.1–0.8% to the 762 homes here.

1–6

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



HOME VALUE

A median home costs 57%
more than Colorado's.

\$845,400

median home value in Lyons.

Lyons



\$845,400

Colorado



\$539,400

U.S.



\$332,700



THAT WAS LYONS'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/collyons/**](https://almanacdata.ai/e/collyons/)

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