



Nederland, Colorado.

Current market data.

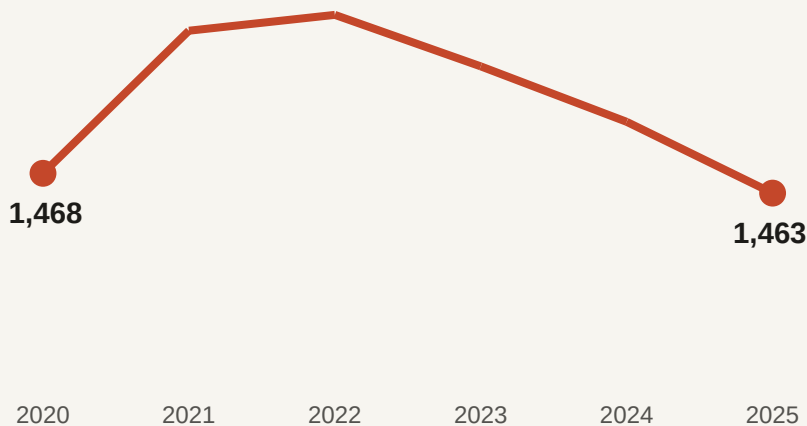
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 0.3% since 2020.

1,463

people, the 132nd-largest of Colorado's cities and towns.



THE WORKDAY

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

87.9%

of 754 jobs located in Nederland are filled by in-commuters.



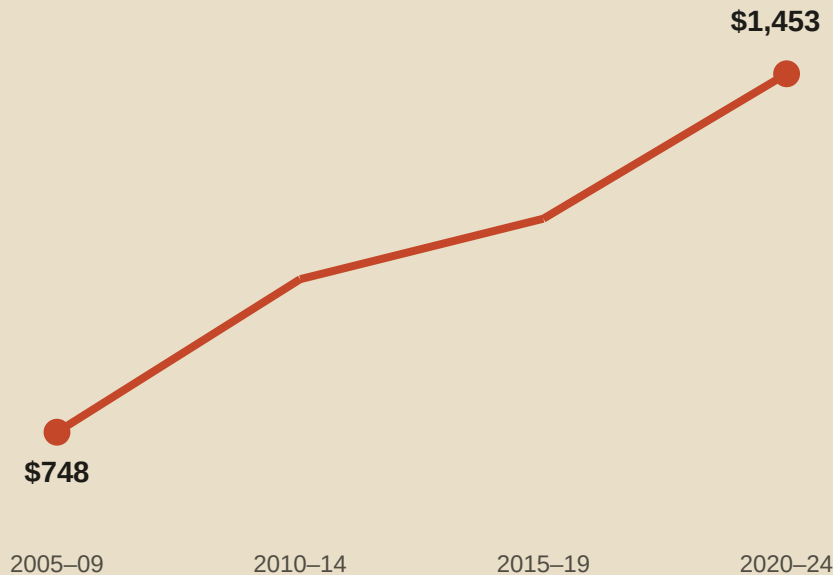
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 94%
since the 2005–2009
survey, before inflation.

\$1,453

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

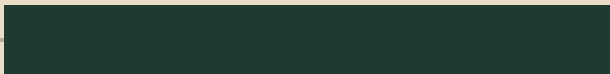
\$3,357



ROOM TO BUILD

The median rent is above what local wages can carry.

\$762–\$1,143



\$1,453 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

51

homes permitted, 2022–2025

35%

of those were in multifamily
buildings

77%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–1.1% to the 729 homes here.

1–8

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



HOME VALUE

A median home costs 31%
more than Colorado's.

\$707,100

median home value in Nederland.

Nederland



\$707,100

Colorado



\$539,400

U.S.



\$332,700

THAT WAS NEDERLAND'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/nederland/**](https://almanacdata.ai/e/co/nederland/)

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