



Vail, Colorado.

Current market data.

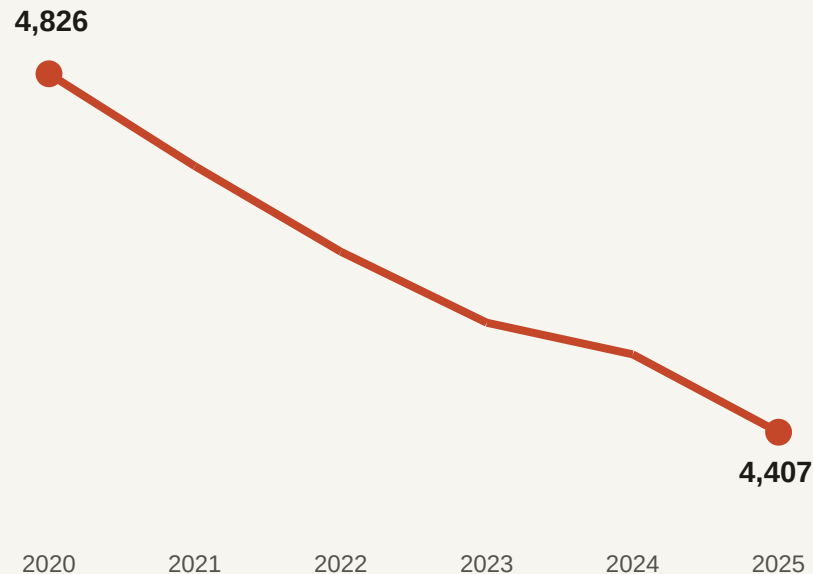
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 8.7% since 2020.

4,407

people, the 85th-largest of Colorado's cities and towns.

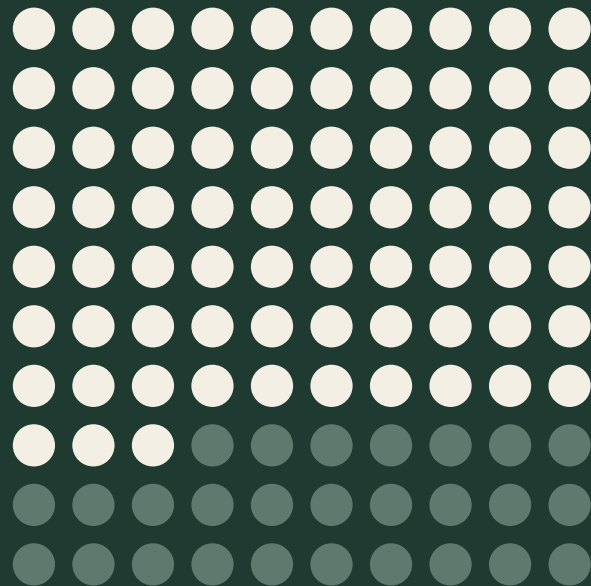


THE WORKDAY

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

72.8%

of 8,913 jobs located in Vail are filled by in-commuters.



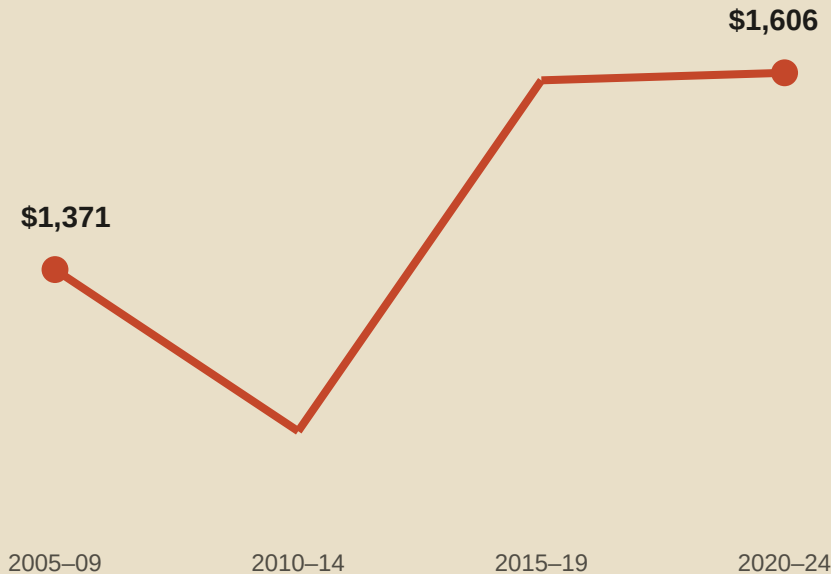
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 17%
since the 2005–2009
survey, before inflation.

\$1,606

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

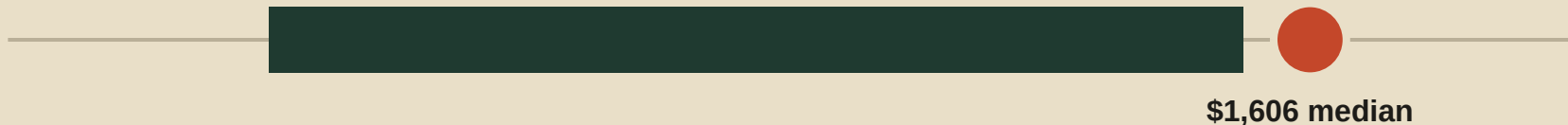
TRACT 7.01

\$3,028

ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,047–\$1,570



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

32

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

82%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.1–1.3% to the 6,787 homes here.

4–89

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



HOME VALUE

A median home costs
160% more than
Colorado's.

\$1,400,700

median home value in Vail.

Vail



\$1,400,700

Colorado



\$539,400

U.S.



\$332,700

THAT WAS VAIL'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/vail/**](https://almanacdata.ai/e/co/vail/)

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