

— Working Draft —



**Indicators, issues, and ideas
in the Roaring Fork &
Colorado River Valleys**



State of the Valley



2007

Healthy Mountain Communities

This report is in draft form.

Questions and comments should be sent to Colin Laird at
hmclaird@hmcnews.org

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- Natural Capital [tk]**
- Air
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“It is a capital mistake to theorize before one has data.”

- Arthur Conan Doyle

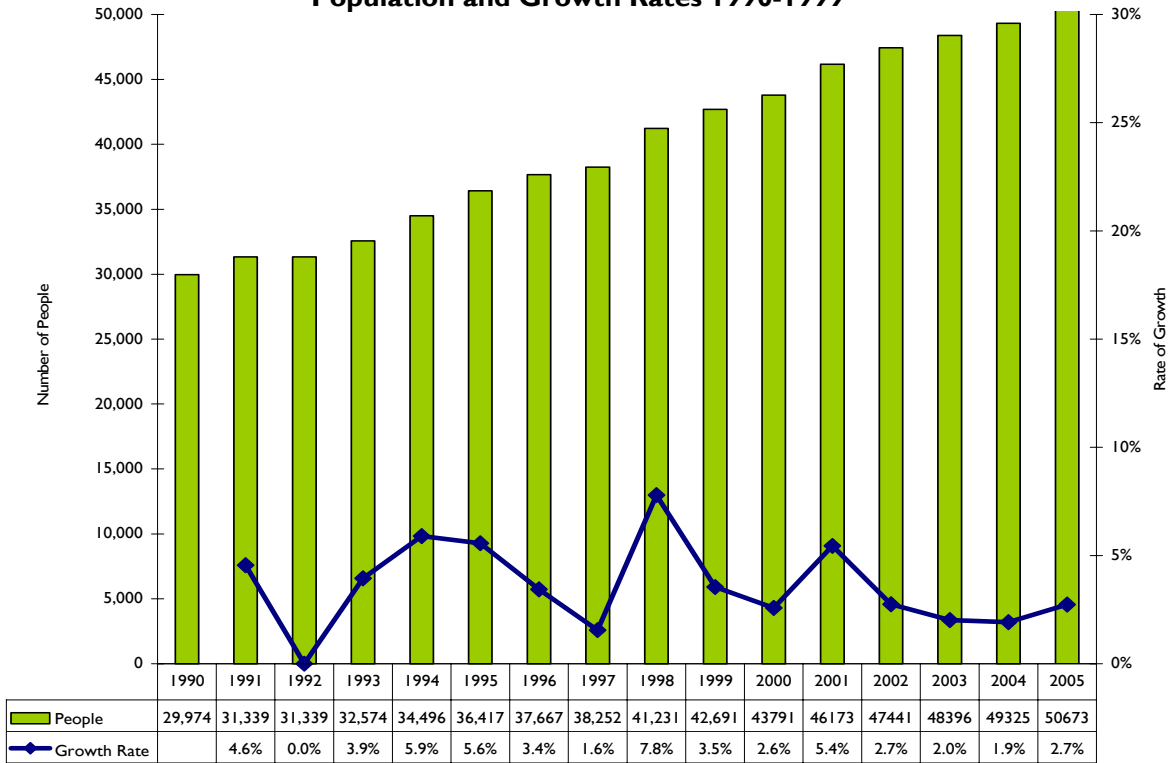
Demographics

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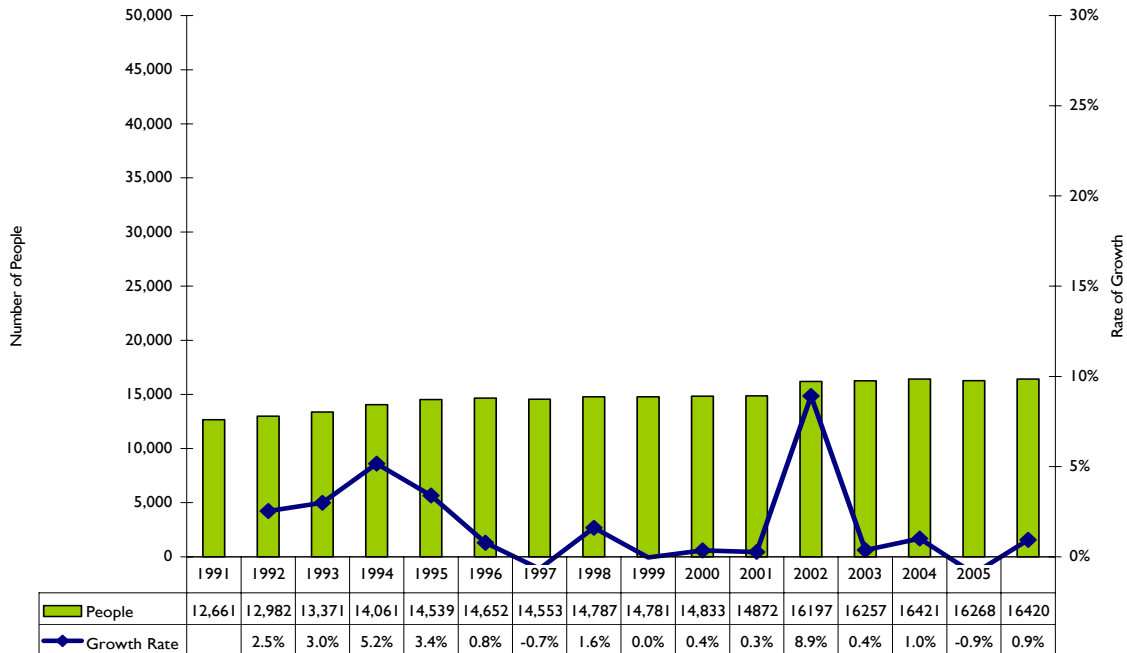
- Population and growth rates by county
& community
- Age Distribution
- County Population Projections

Demographics

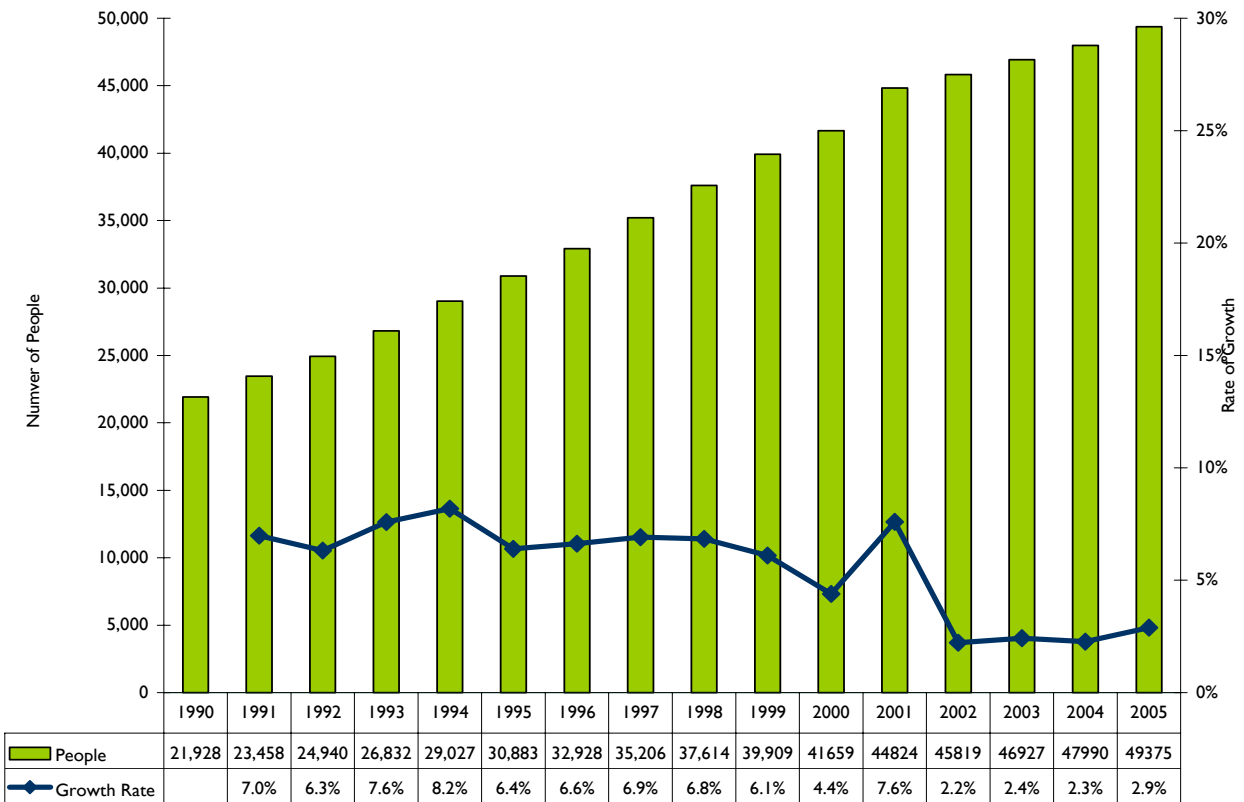
**Garfield County
Population and Growth Rates 1990-1999**



**Pitkin County
Population and Growth Rates 1990-1999**

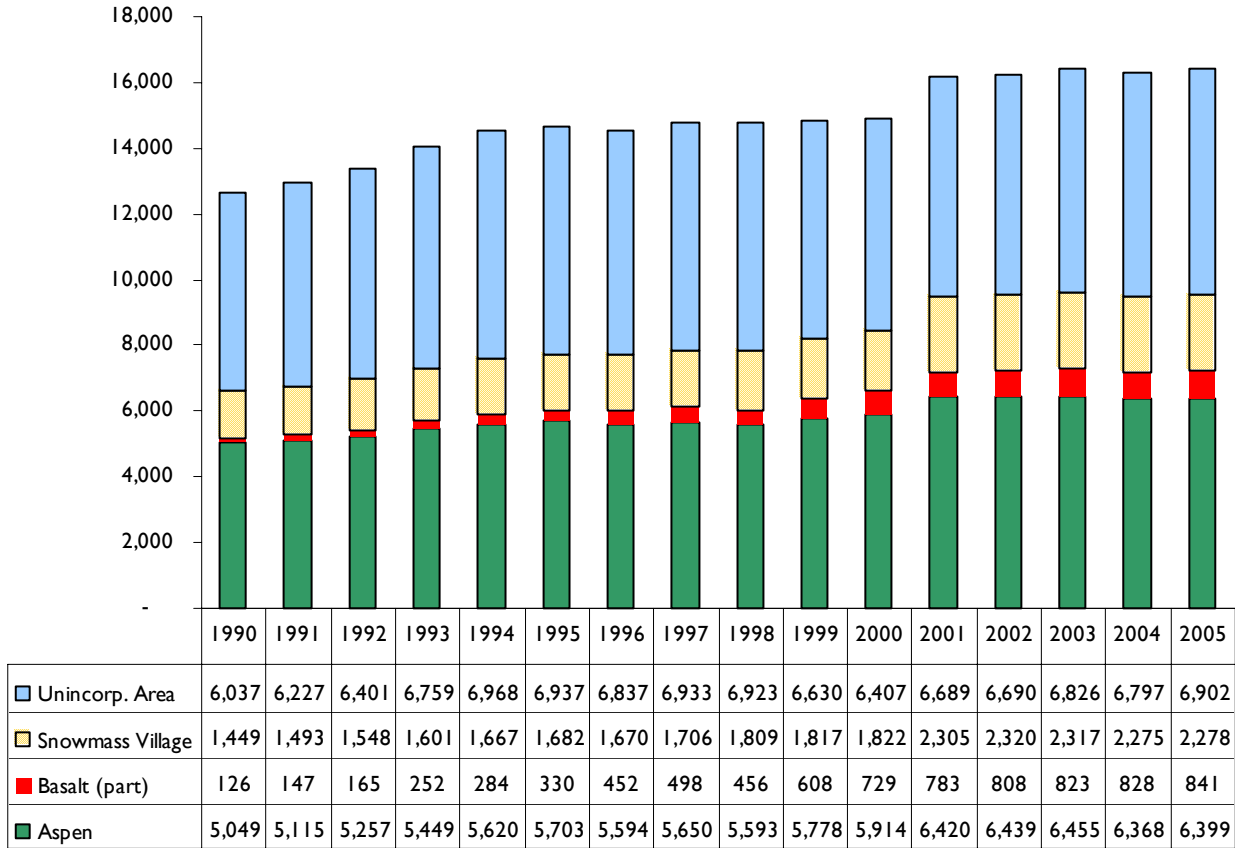


**Eagle County
Population and Growth Rates 1990-1999**

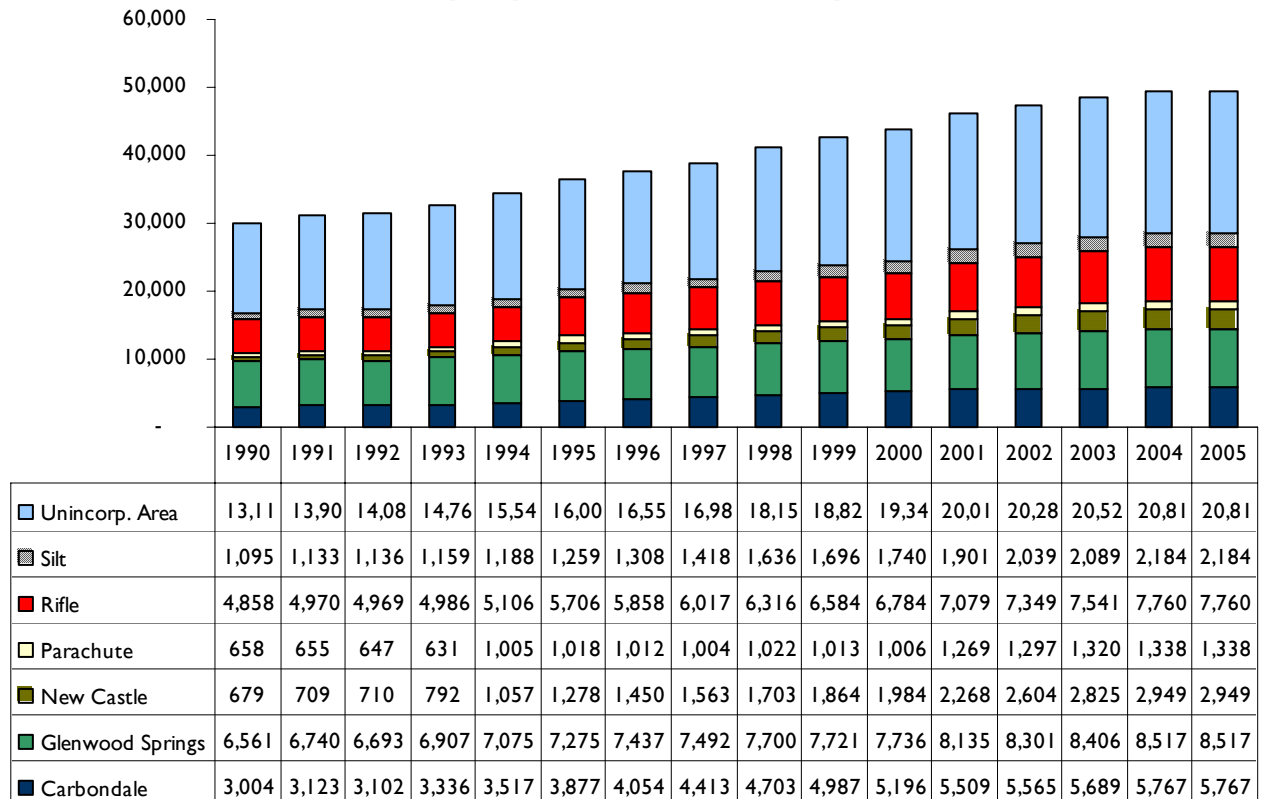


Demographics

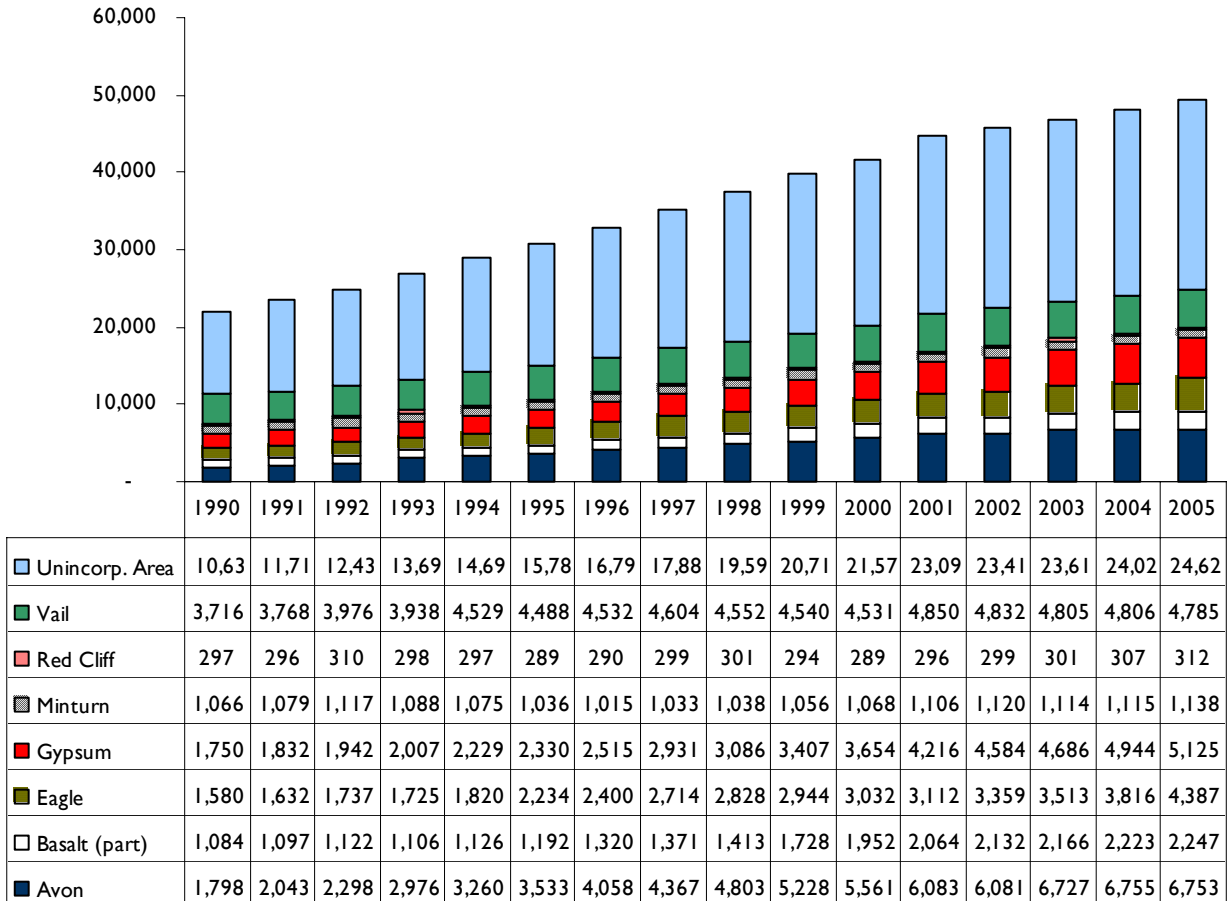
Pitkin County Population Distribution by Jurisdiction



Garfield County Population Distribution By Jurisdiction

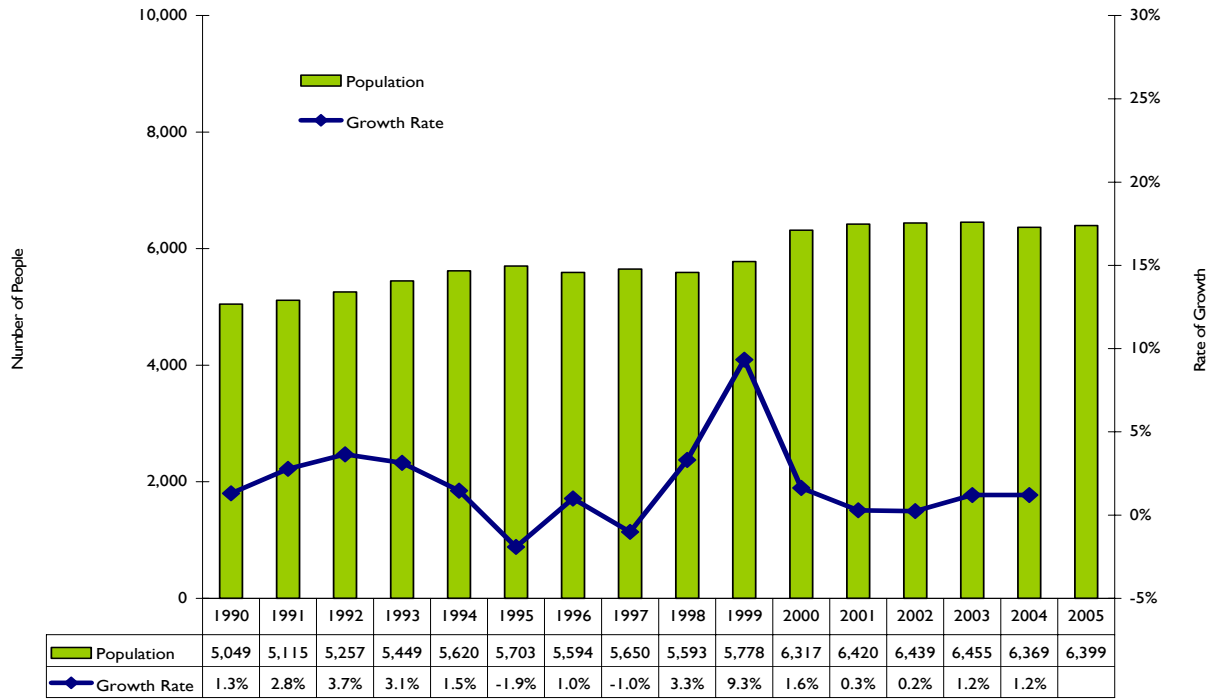


Eagle County Population Distribution by Jurisdiction



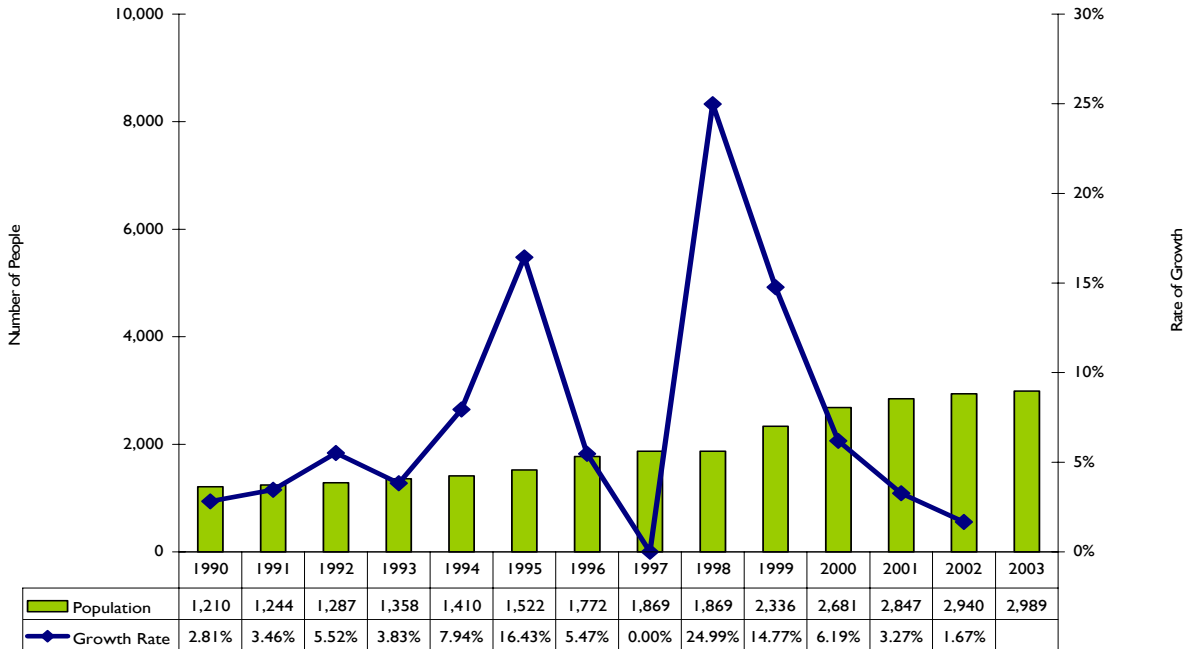
Demographics

**City of Aspen
Population & Growth Rates 1990-2005**

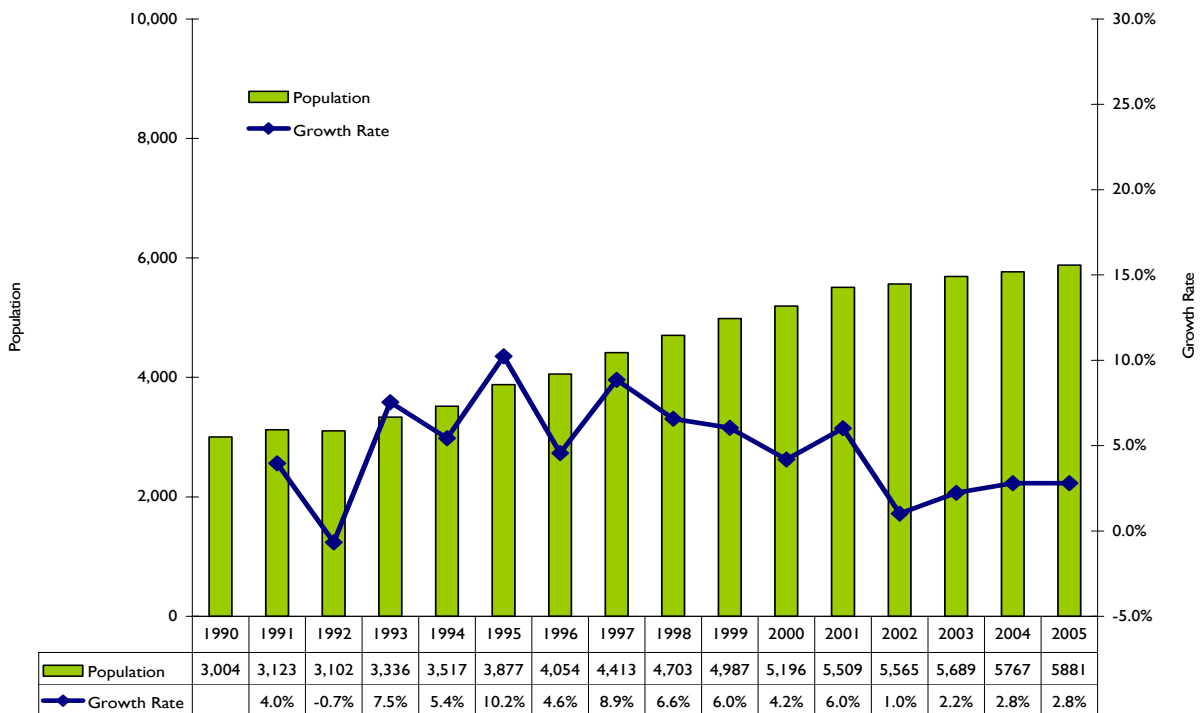


Source: www.dola.state.co.us/dlg/demog/pop_muni_estimates.html

Town of Basalt Population and Growth Rates 1990-2005

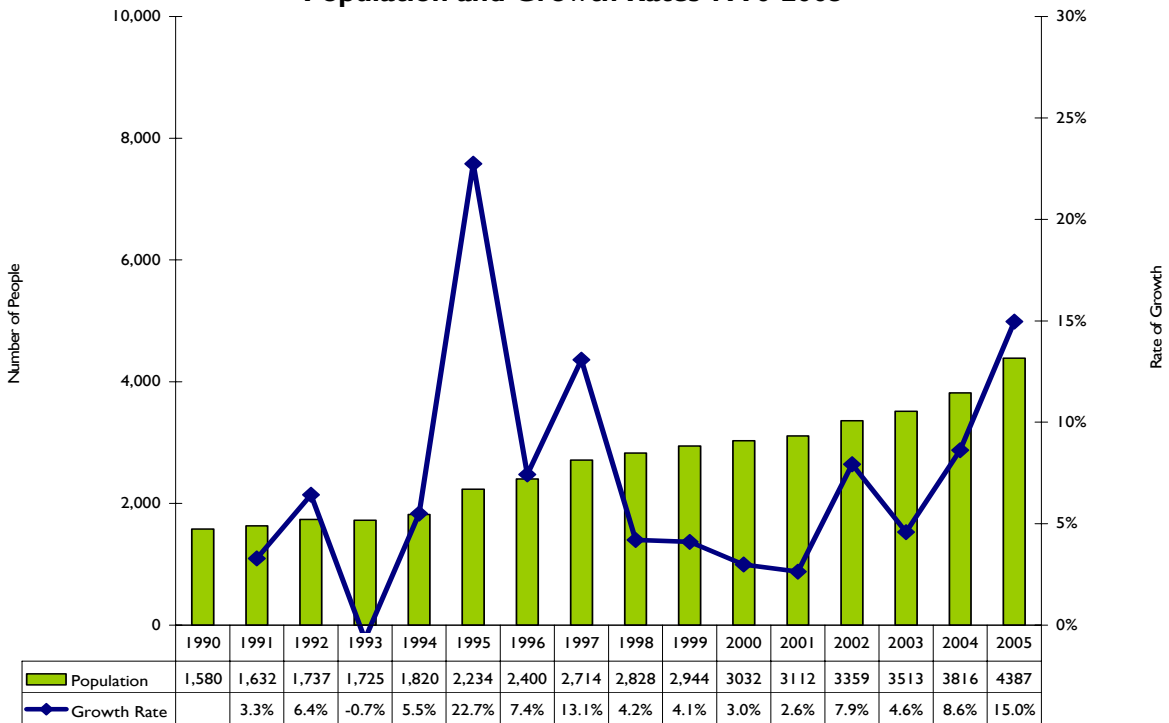


Town of Carbondale Population & Growth Rates 1990-2005

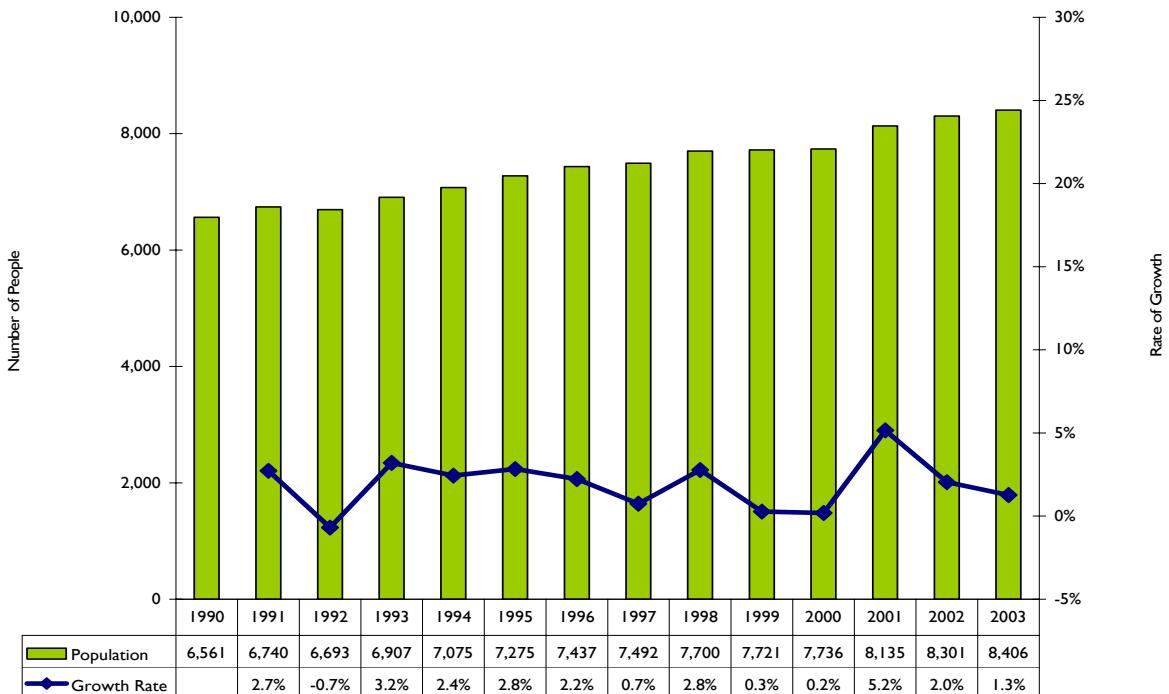


Demographics

**Town of Eagle
Population and Growth Rates 1990-2005**

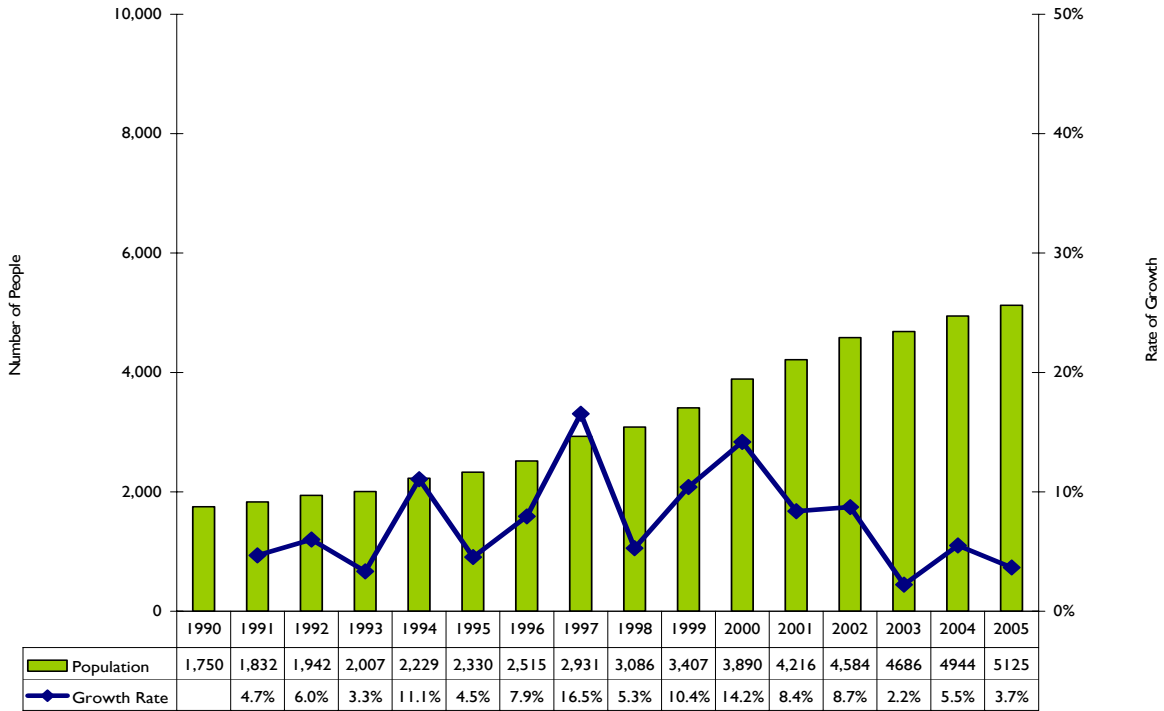


**City of Glenwood Springs
Population and Growth Rates 1990-2005**

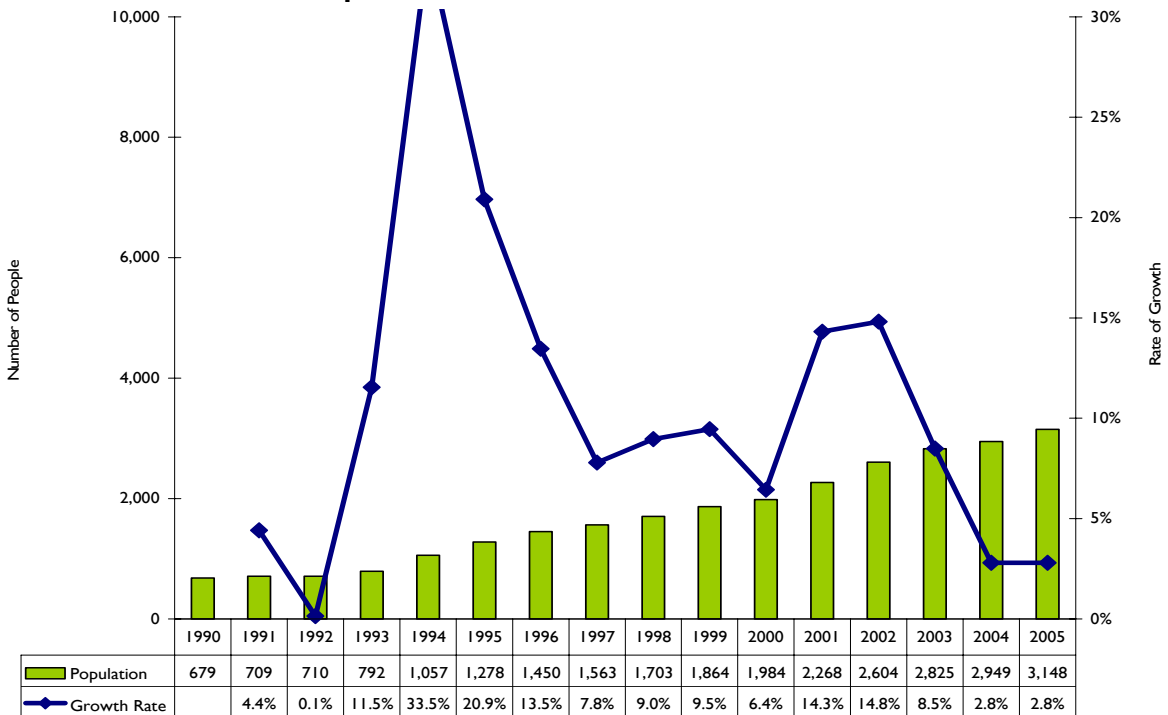


Source: www.dola.state.co.us/demog_webapps/population_estimate

Town of Gypsum Population and Growth Rate 1990-2005

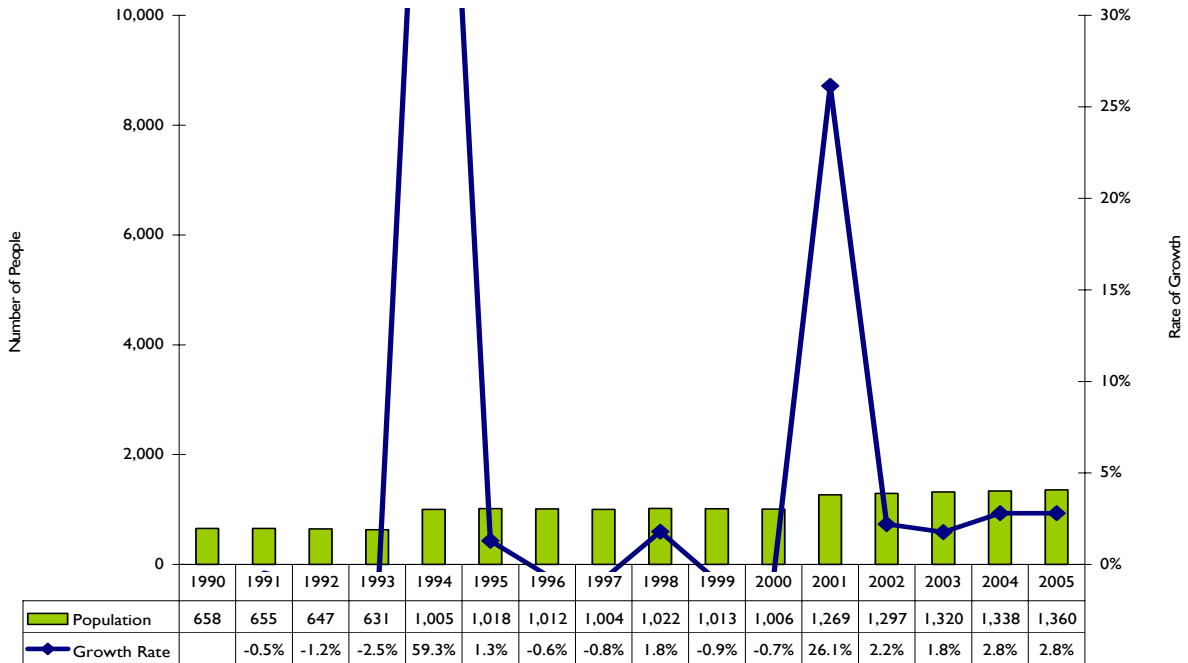


Town of New Castle Population and Growth Rate 1990-2007

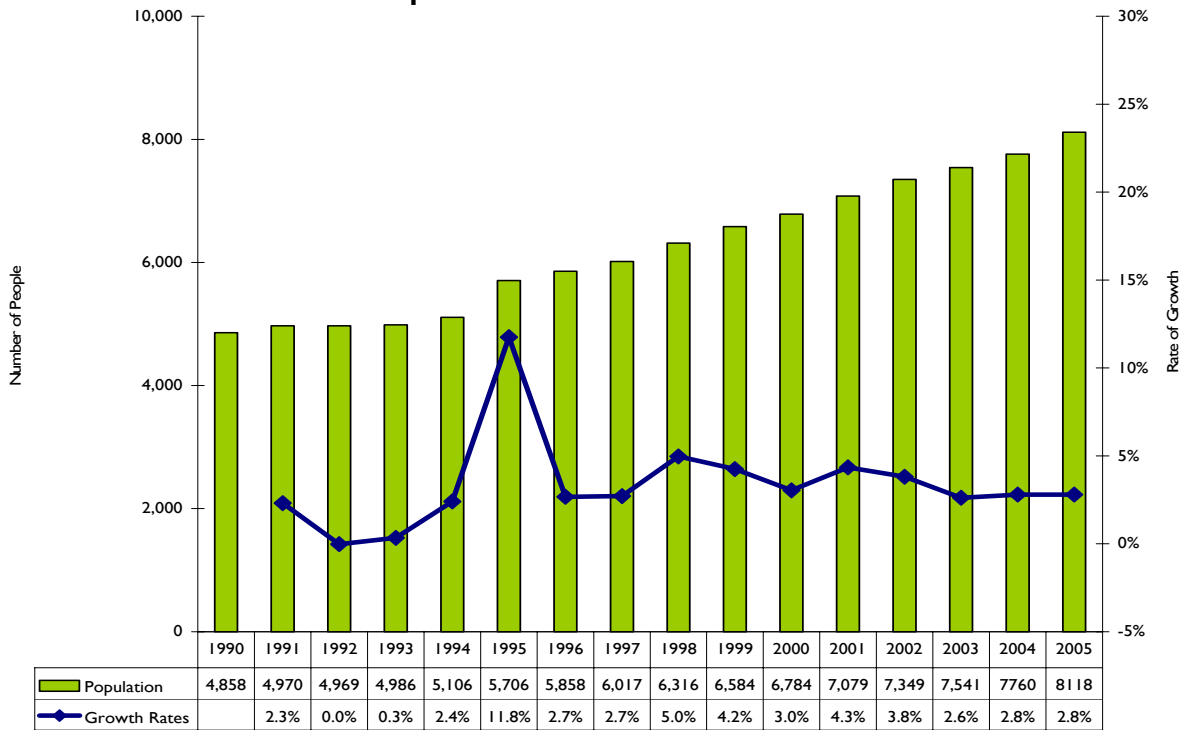


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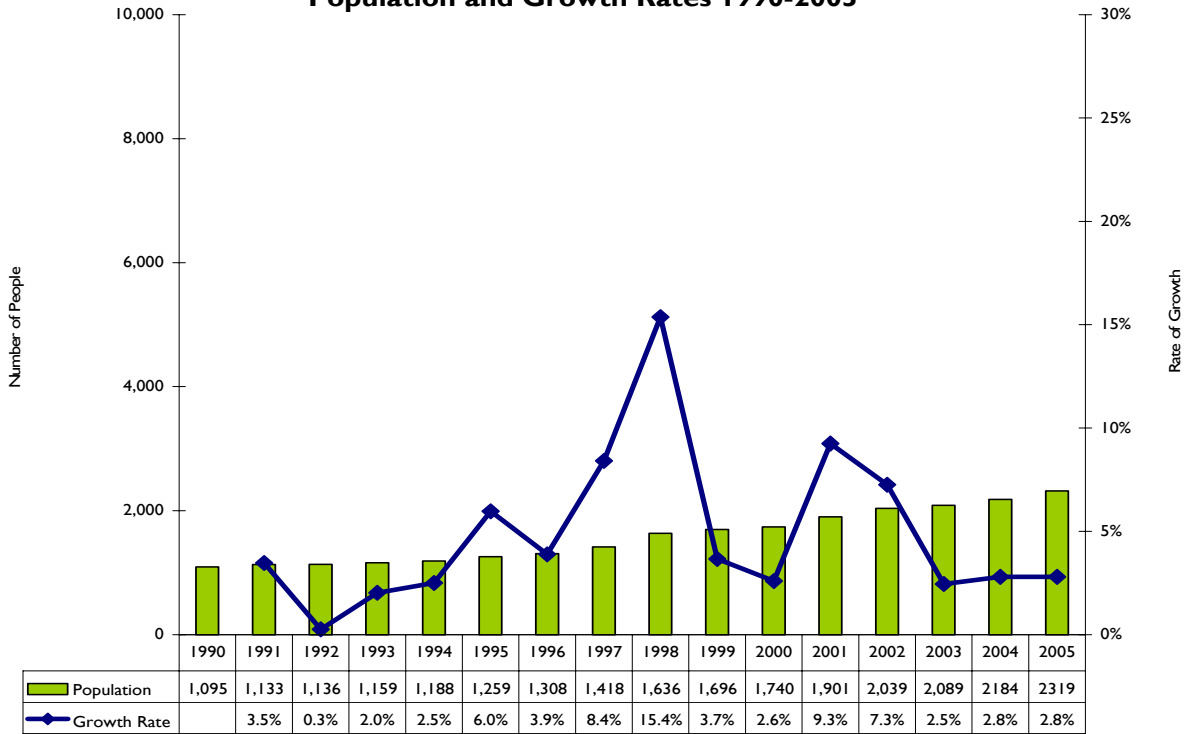
**Town of Parachute
Population and Growth Rates 1990-1999**



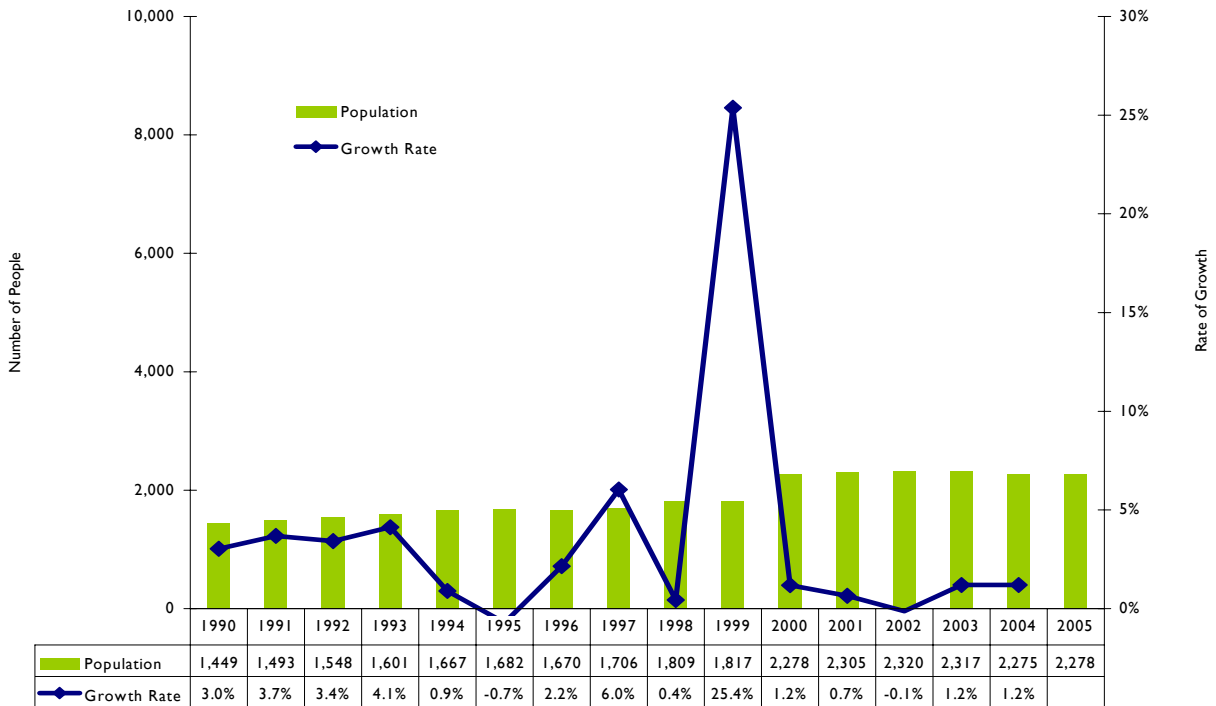
**City of Rifle
Population and Growth Rates 1990-2005**



Town of Silt Population and Growth Rates 1990-2005

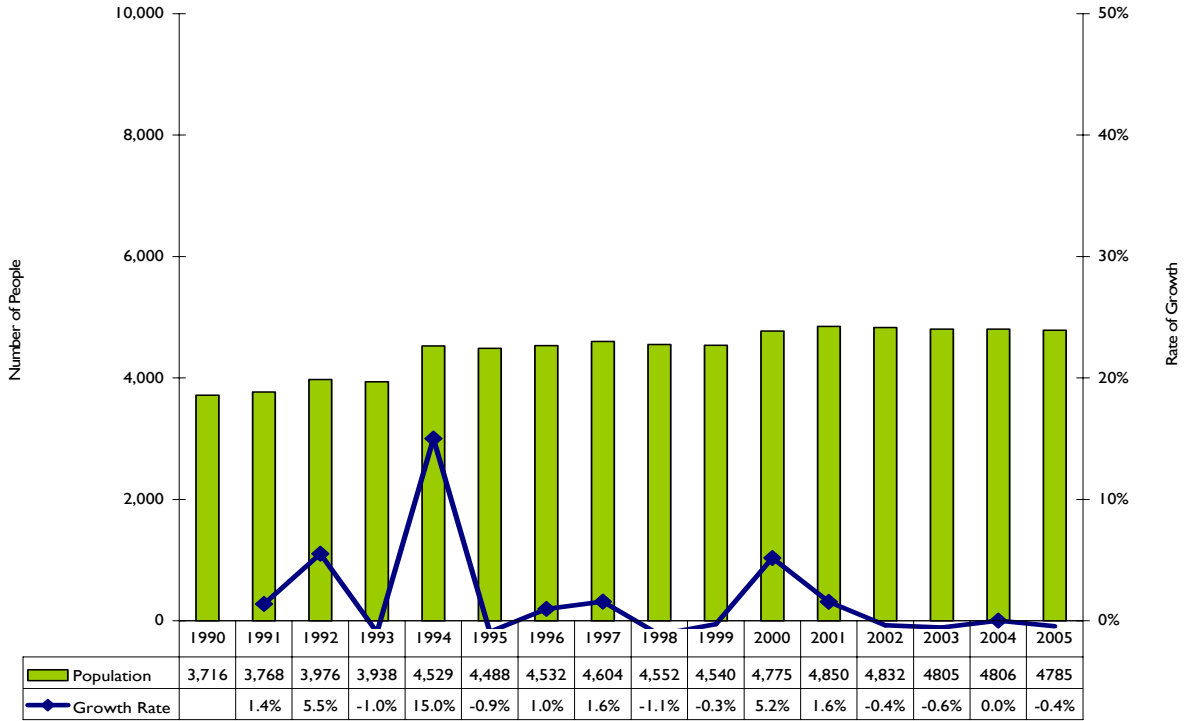


Town of Snowmass Village Population & Growth Rate 1990-2005



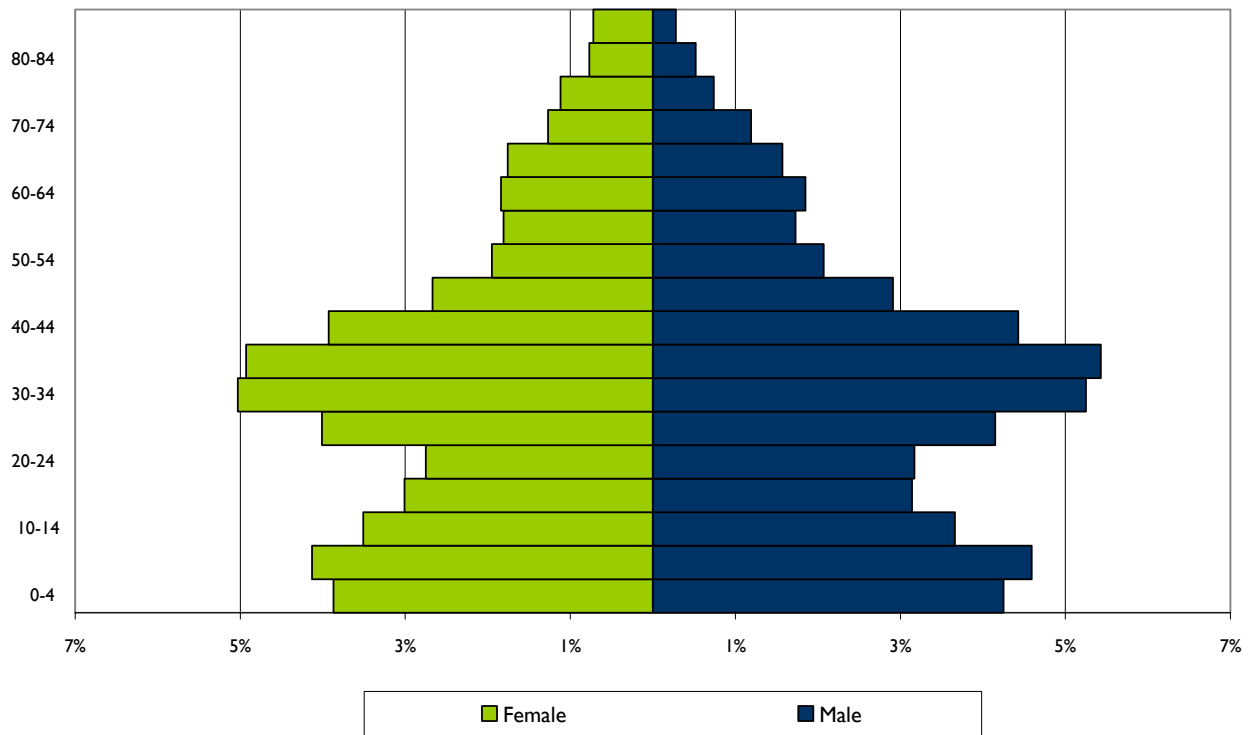
Demographics

**Town of Vail
Population and Growth Rates 1990-2005**



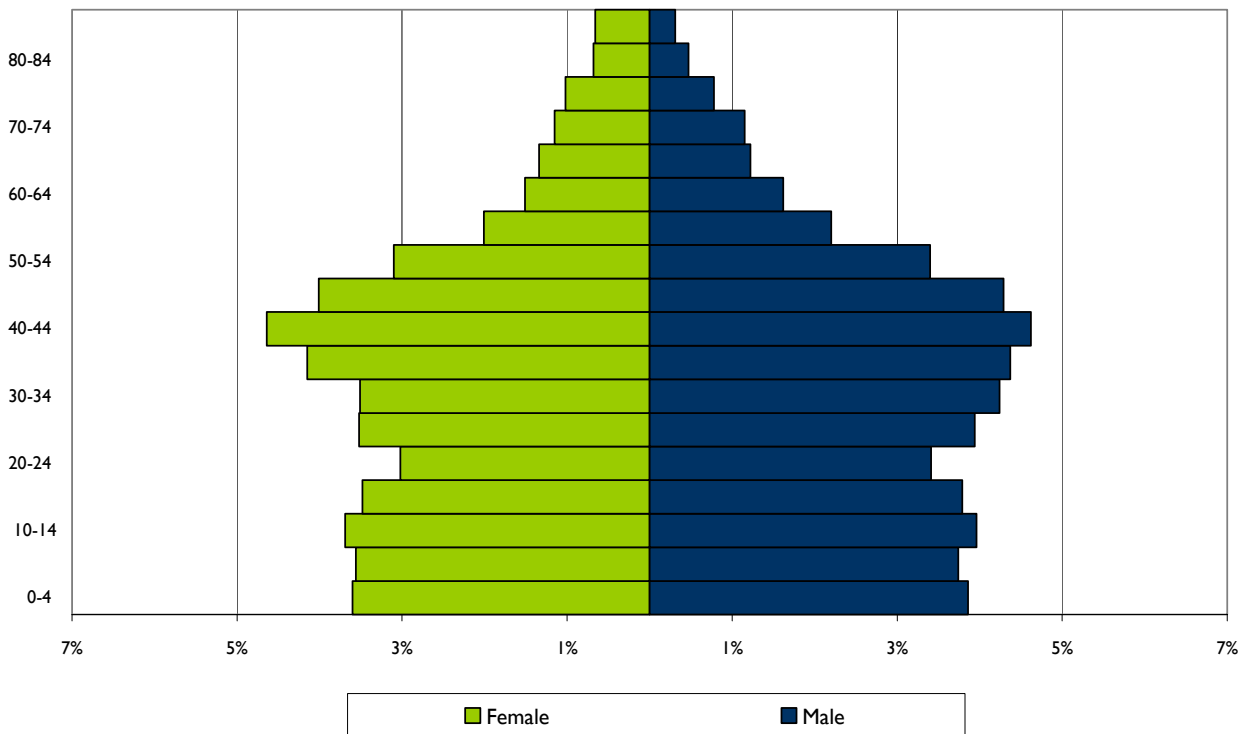
Age Distribution Garfield County - 1990

Median Age = 32.7



Age Distribution Garfield County - 2000

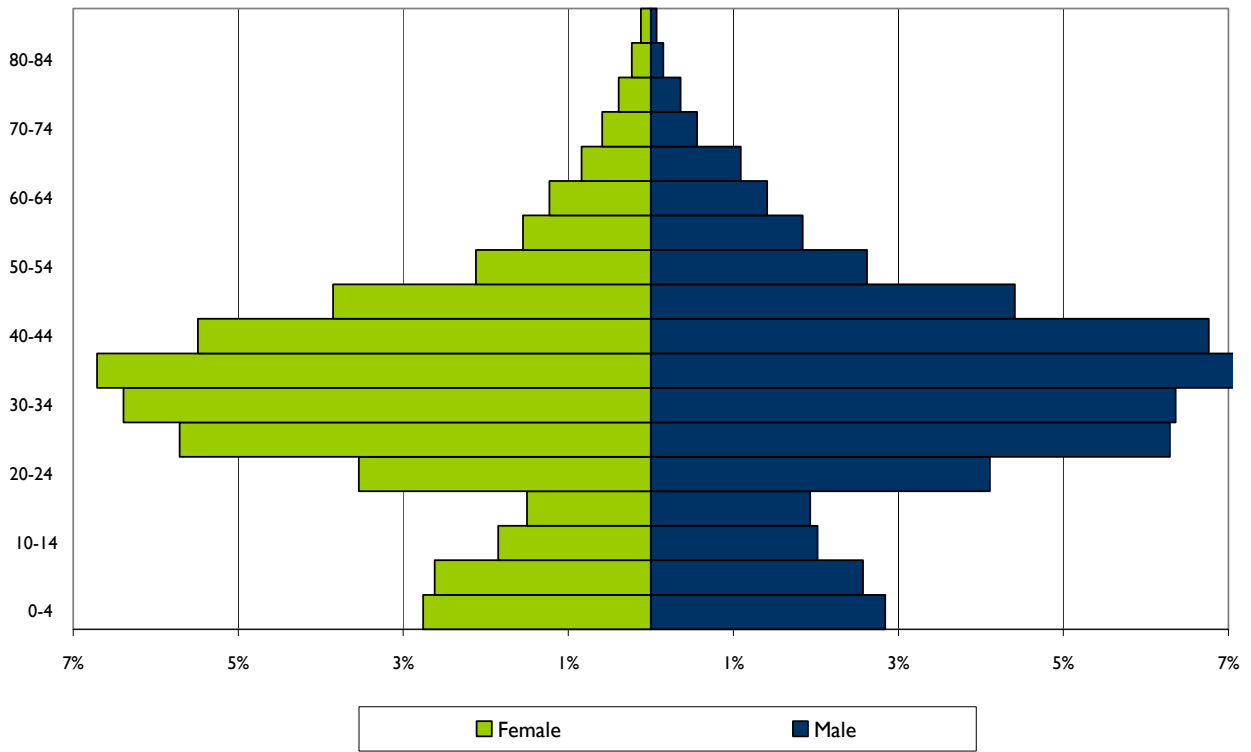
Median Age = 34.2



Demographics

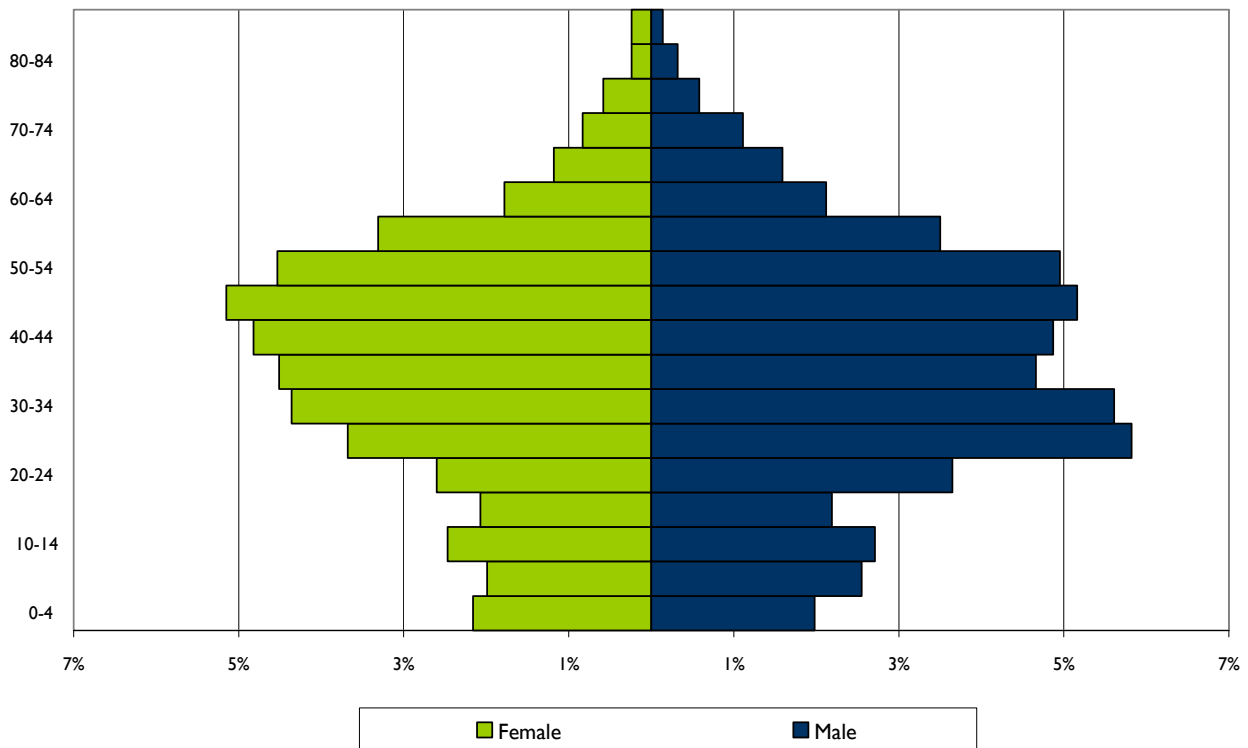
Age Distribution Pitkin County - 1990

Median Age = 35.0



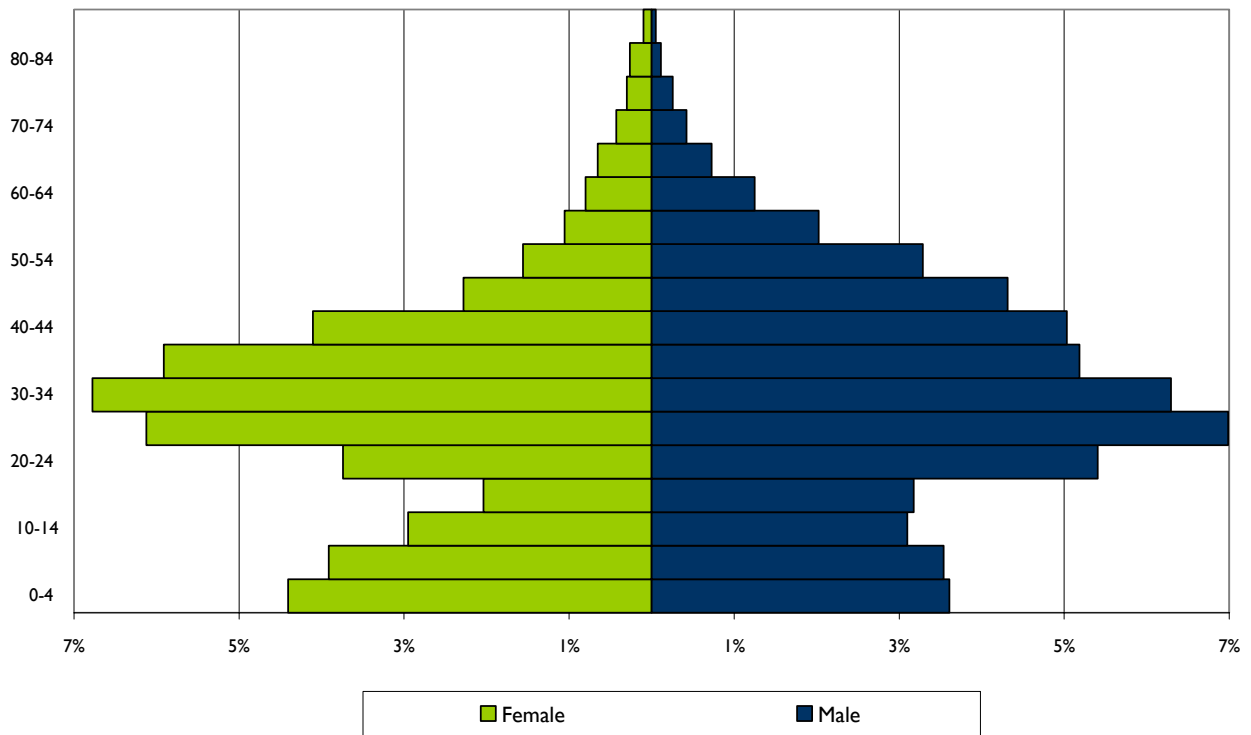
Age Distribution Pitkin County - 2000

Median Age = 39.0



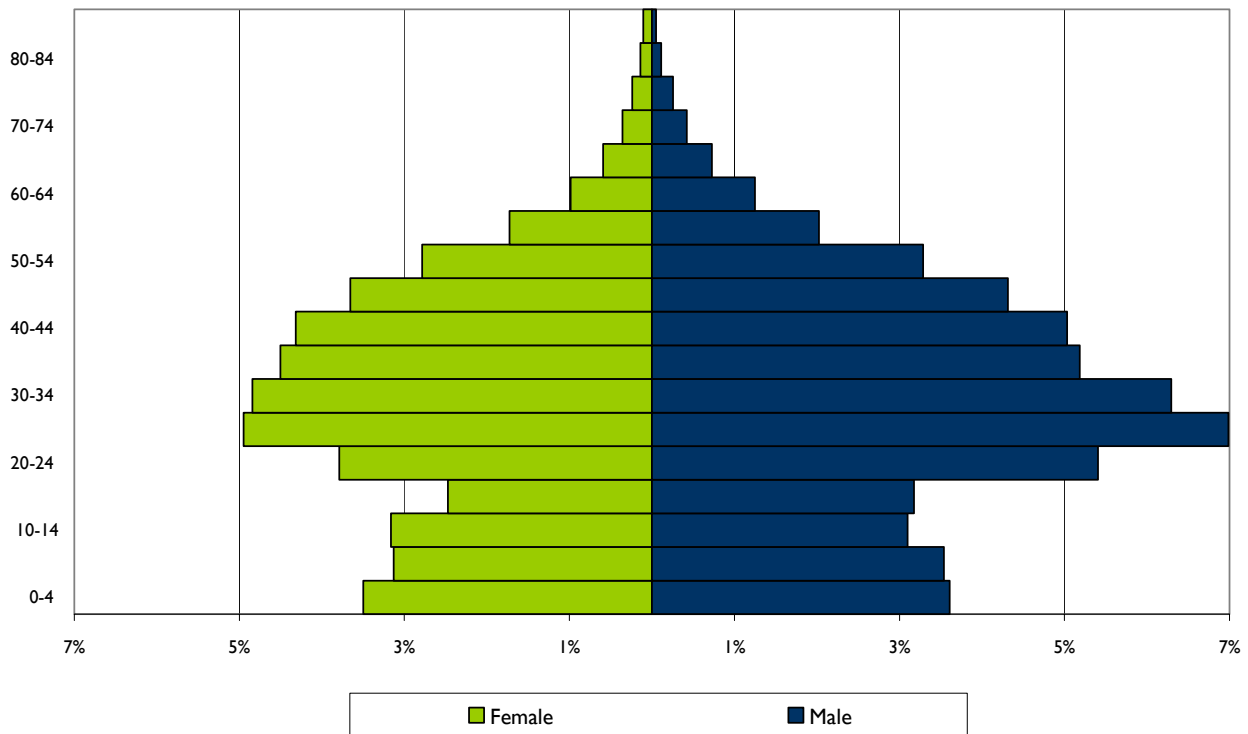
Age Distribution Eagle County - 1990

Median Age = 30.5



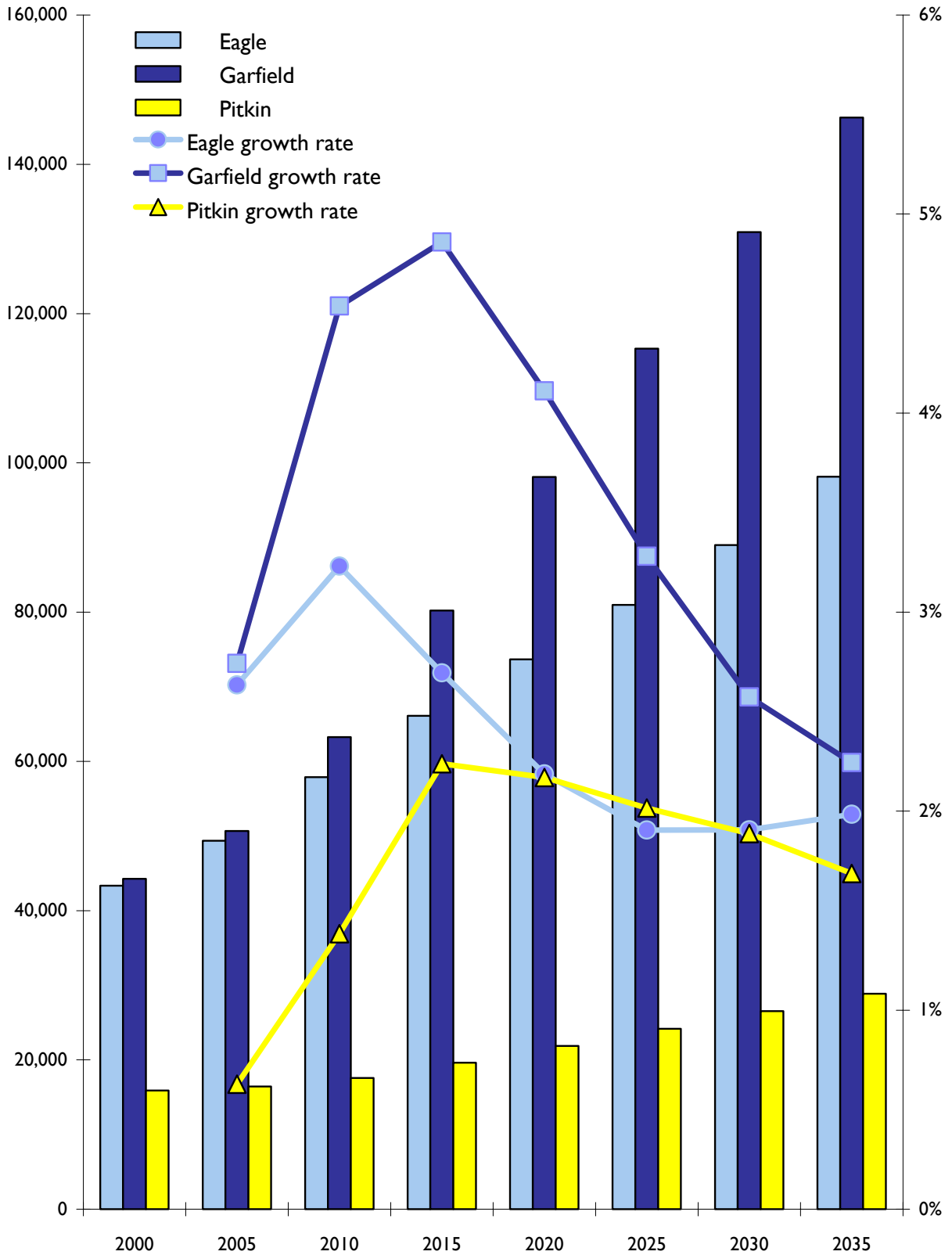
Age Distribution Eagle County - 2000

Median Age = 31.5



Demographics

Population Projections & Rates of Growth by County



Community Capital

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- Education
- Jobs and Labor
- Housing
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- Transportation
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Housing

In 1990 the average price of a single family home the Roaring Fork Valley was:

- Glenwood Springs \$114,597
- Carbondale \$112,056
- Basalt \$148,000
- Aspen \$1.3 million



Today, the average price of a single family home in the Roaring Fork Valley is :

- Aspen \$ 3,583,857
- Basalt \$ 862,000
- Carbondale \$ 799,973
- Glenwood Springs \$ 521,514

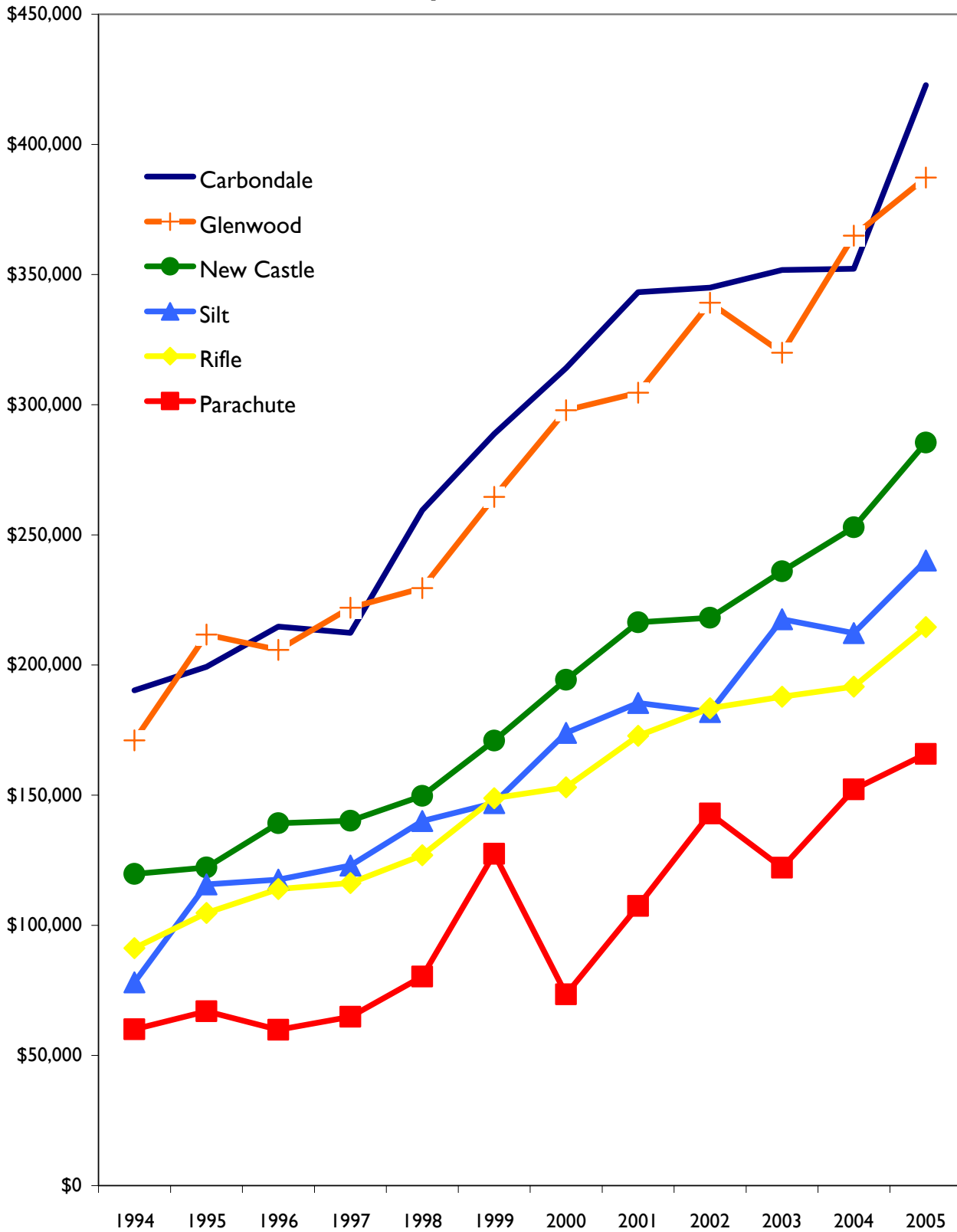
Source:

Garfield County Assessors Office

Aspen Board of Realtors

Thanks to Bentley Henderson and Rebecca Doane with the City of Aspen for researching these numbers for the Aspen Pitkin Housing Summit, 9.6.2007

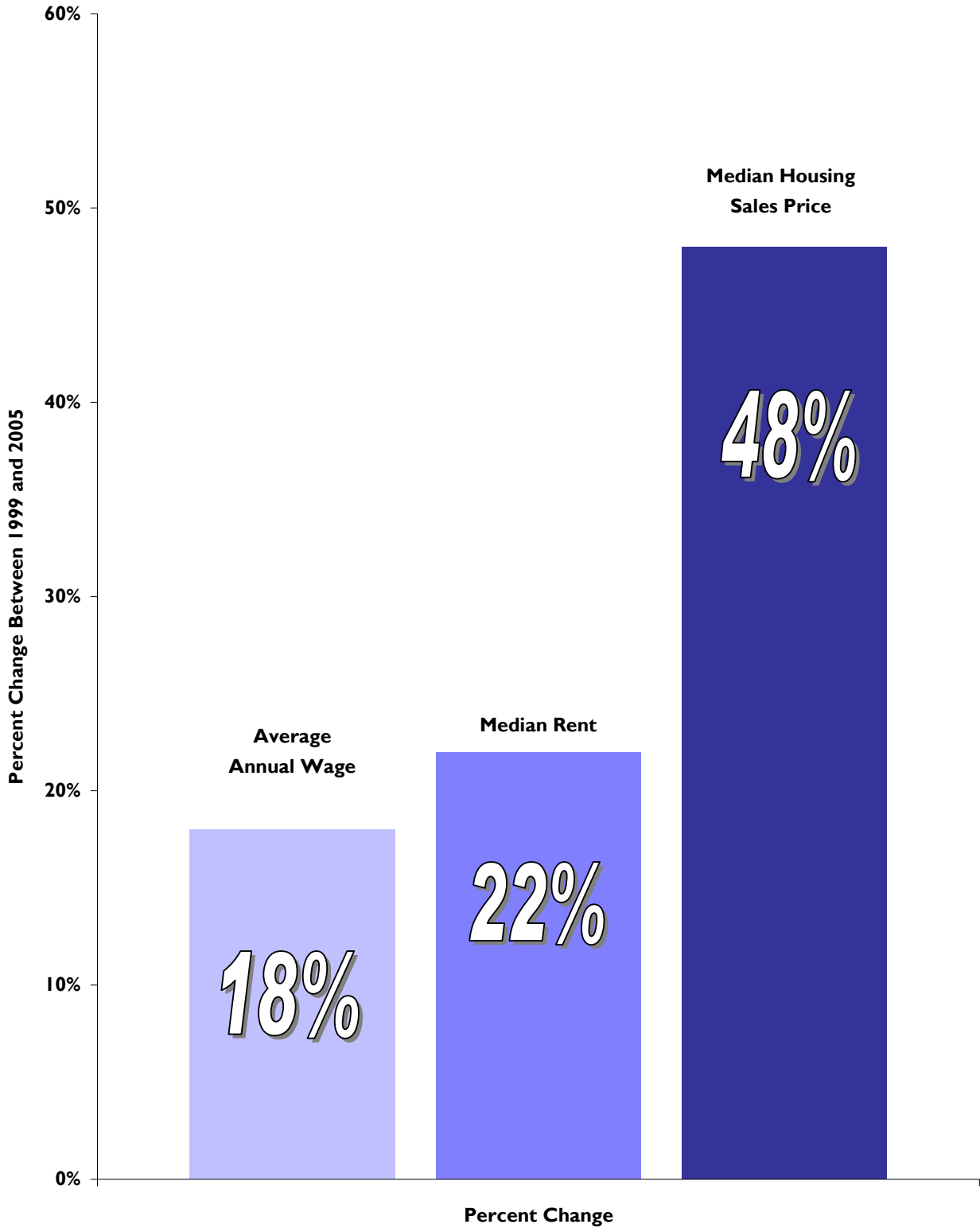
Average Price of Houses Sold in Garfield County Communities 1995-2005



Source: Garfield County Assessor & Liz Lippett

Housing

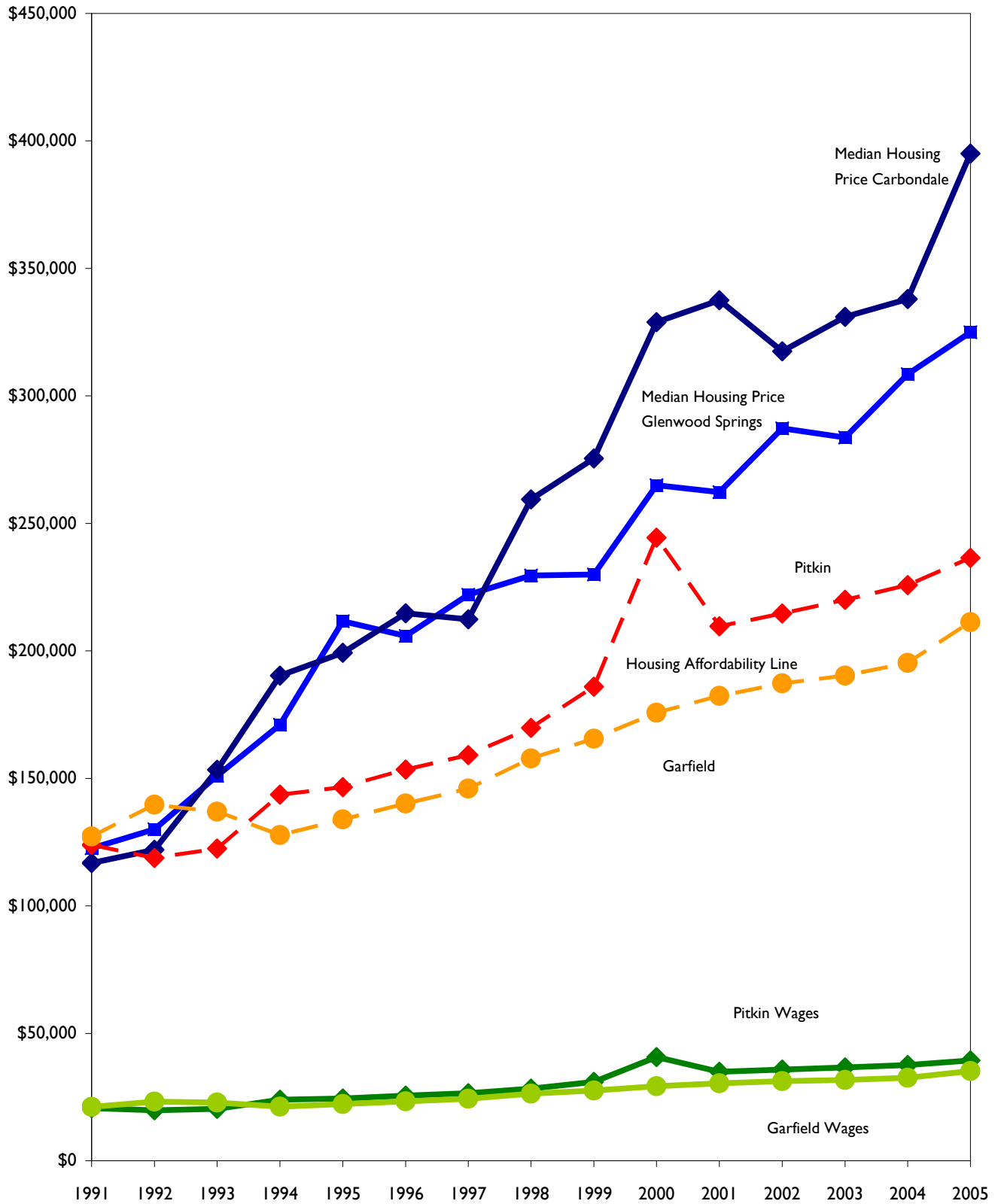
Percentage Change in Wages & Housing Prices Garfield County 1999-2005



Source: Garfield County Housing Study, 2006

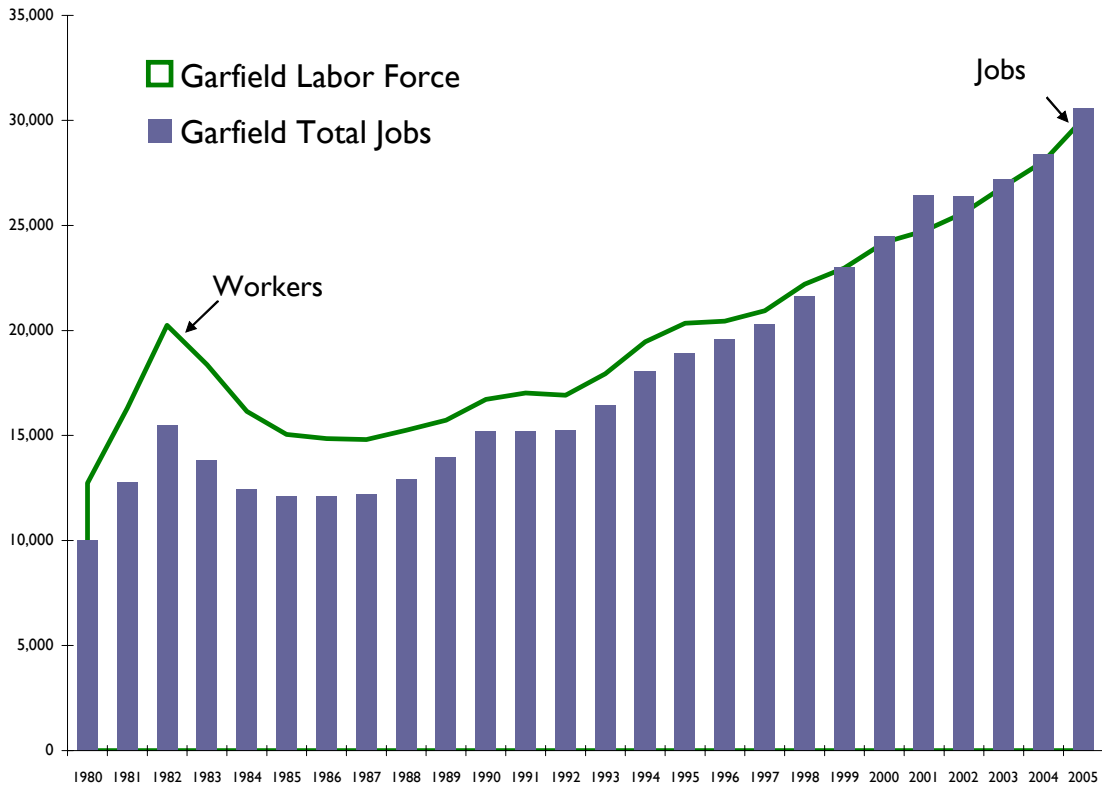
Housing

Average Wages & Housing Prices Carbondale and Glenwood Springs

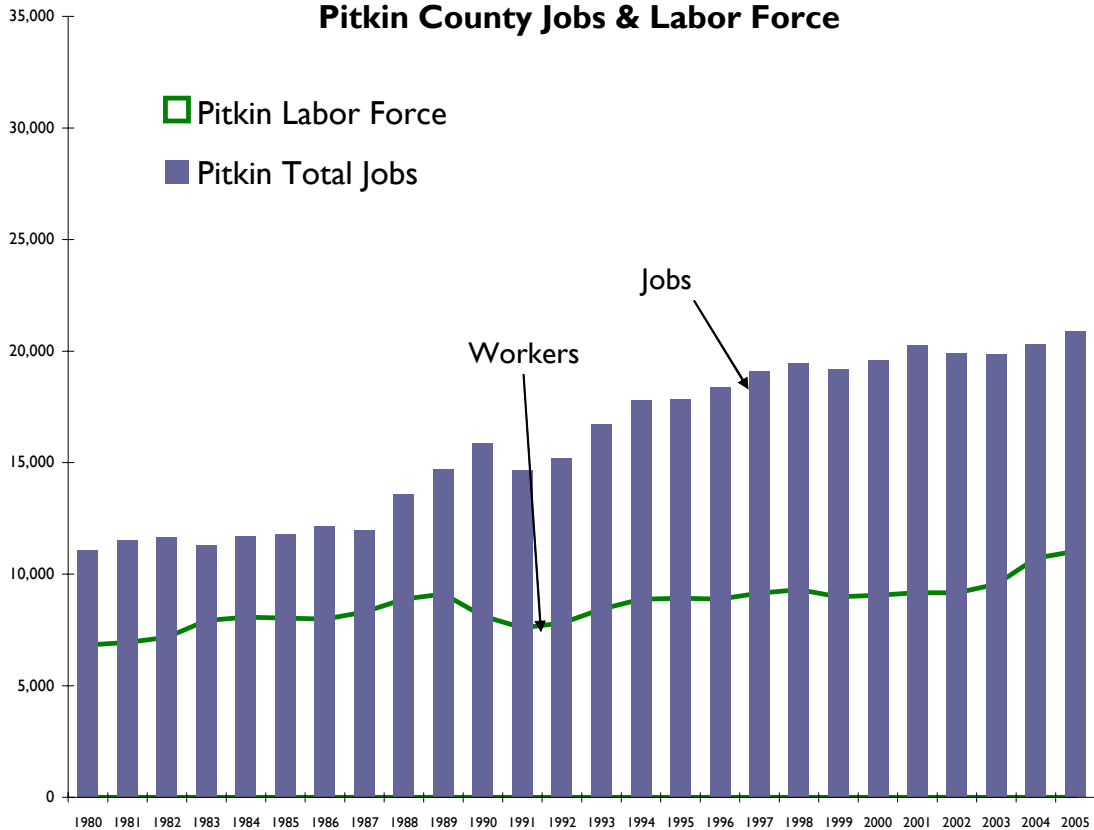


Jobs and Labor

Garfield County Jobs & Labor Force

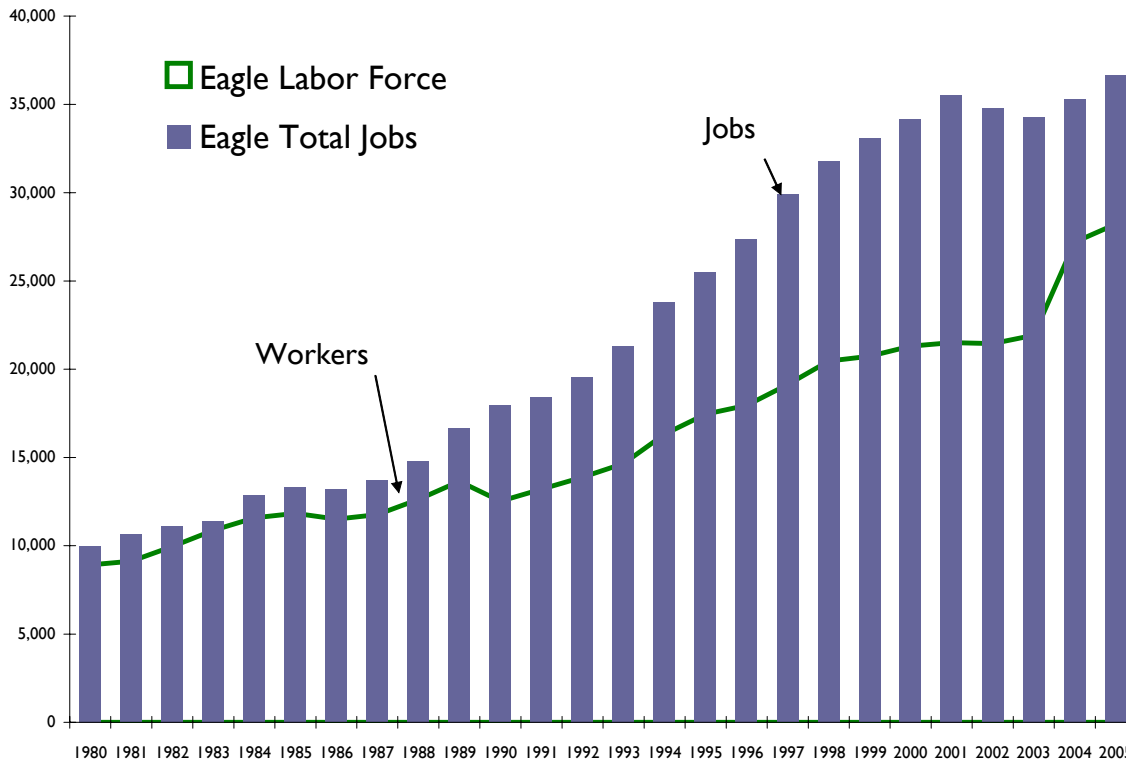


Pitkin County Jobs & Labor Force



Source: www.dola.state.co.us/demog_webapps/jobs_total

Eagle County Jobs & Labour Force



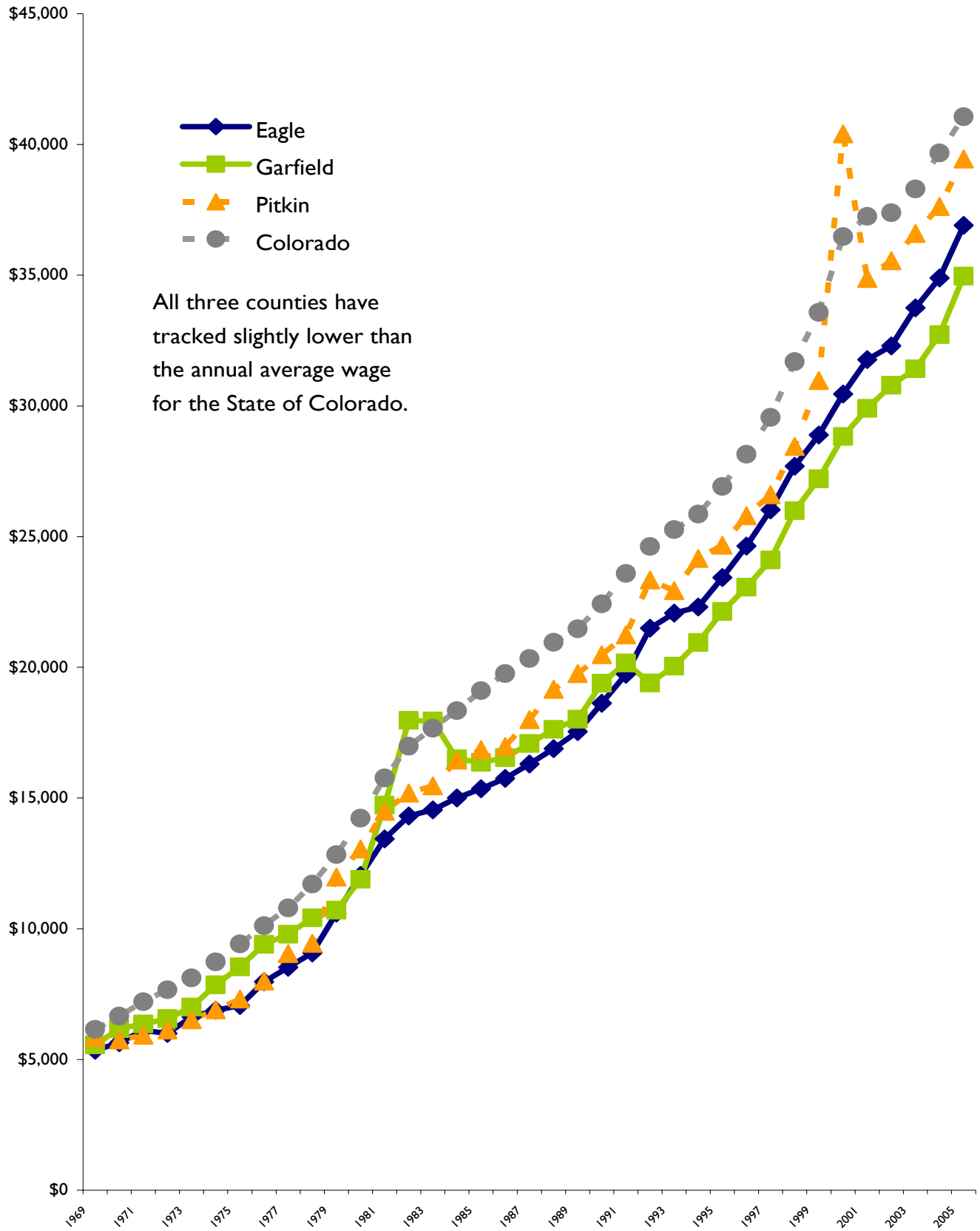
Source: www.dola.state.co.us/demog_webapps/jobs_total

Financial Capital

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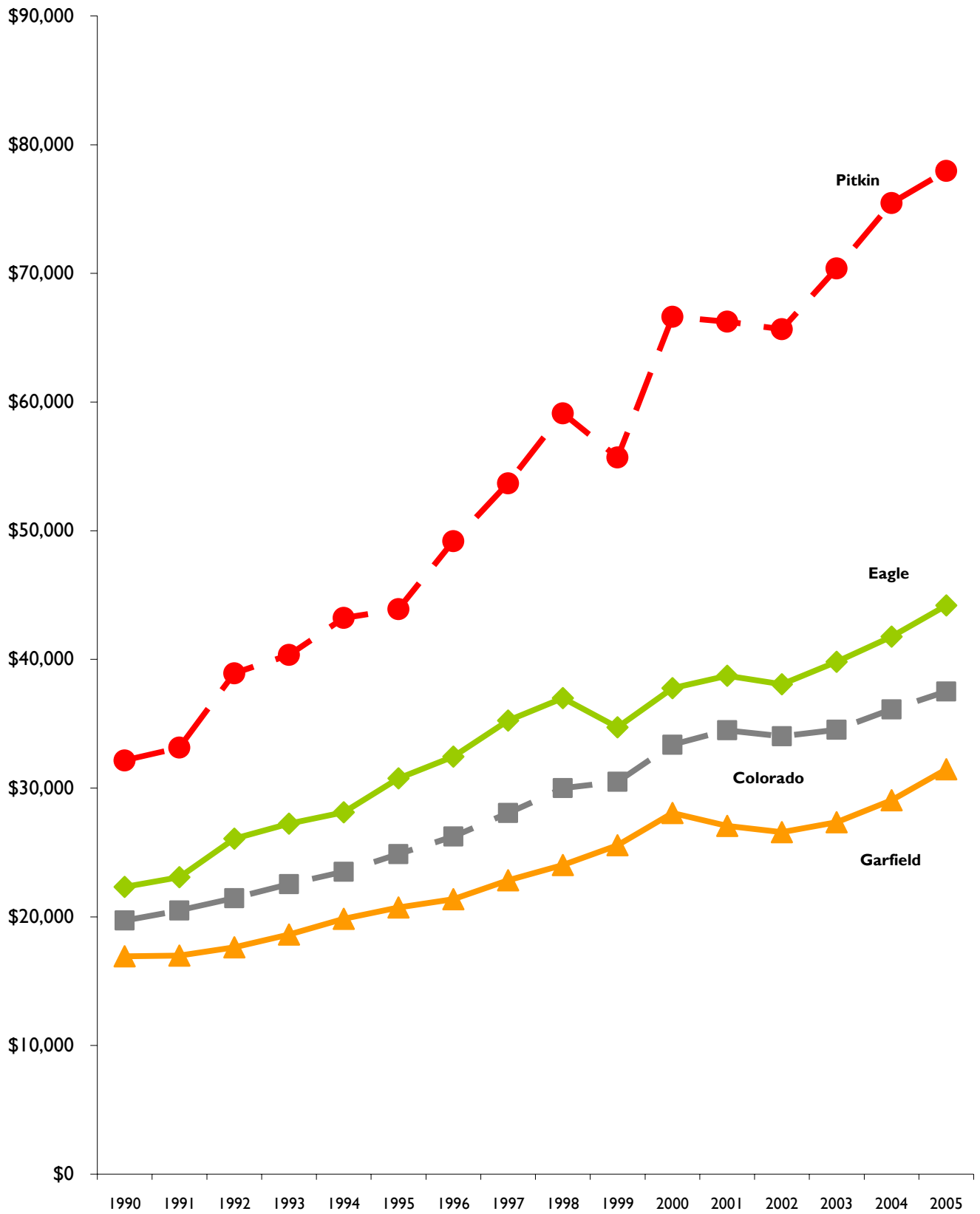
- Average annual Wages by
- County Per Capita Income
- County Assessed valuation
- Retail Sales by County
- Net Sales Tax by County and
Community
- Real estate sales
- Sales tax revenue
- Property tax revenue

Average Annual Wage by County



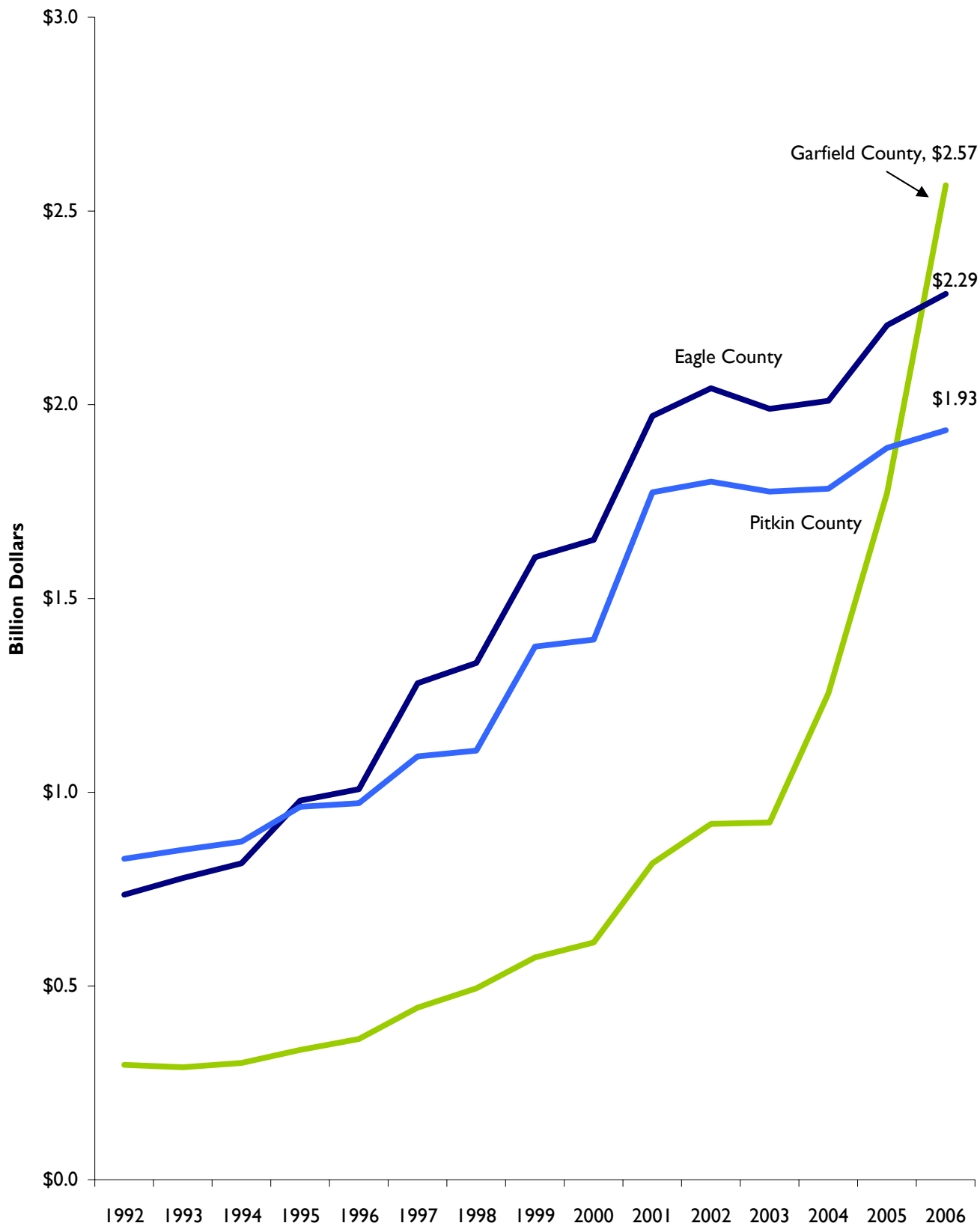
Financial Capital

Per Capita Income



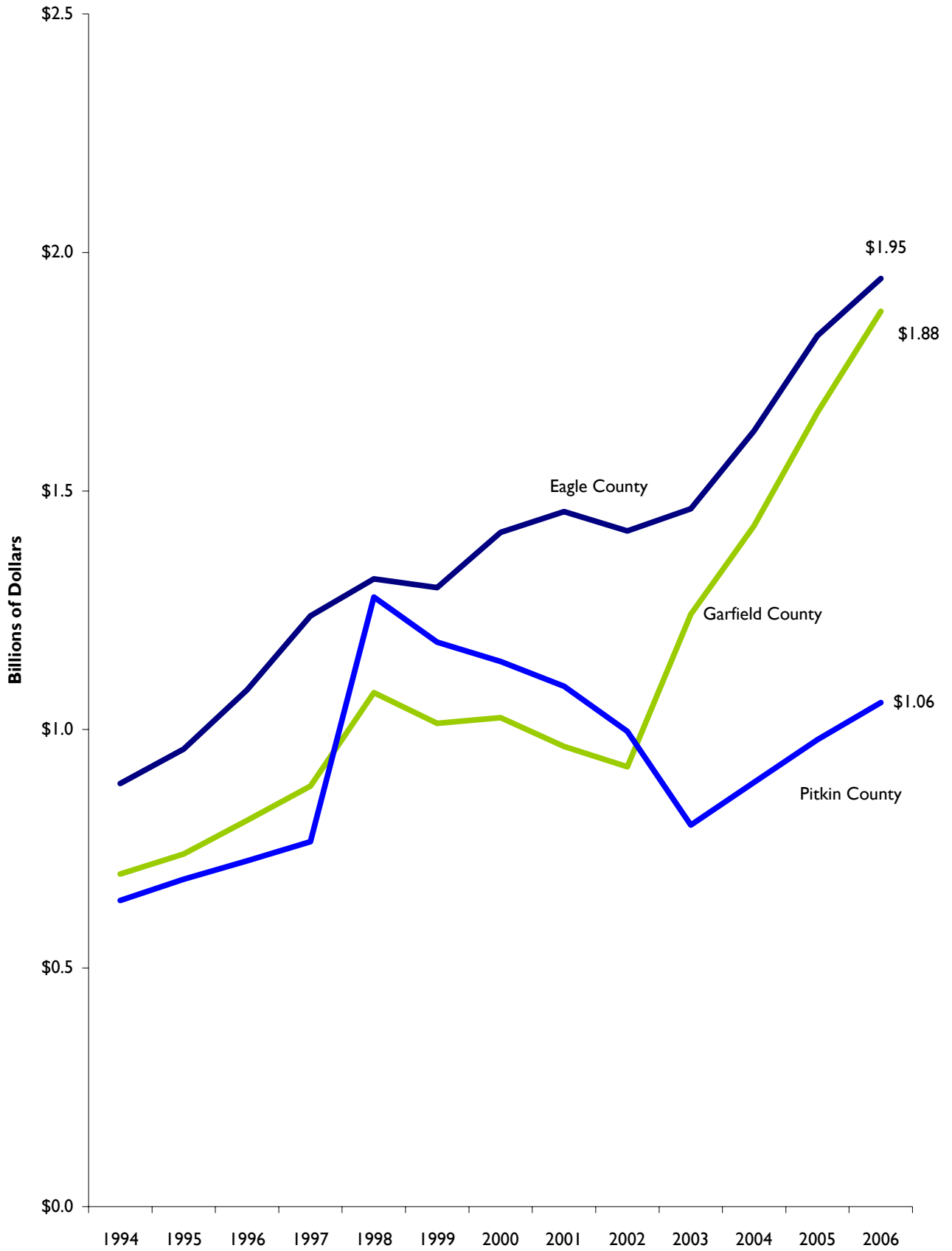
Financial Capital

County Assessed Valuation

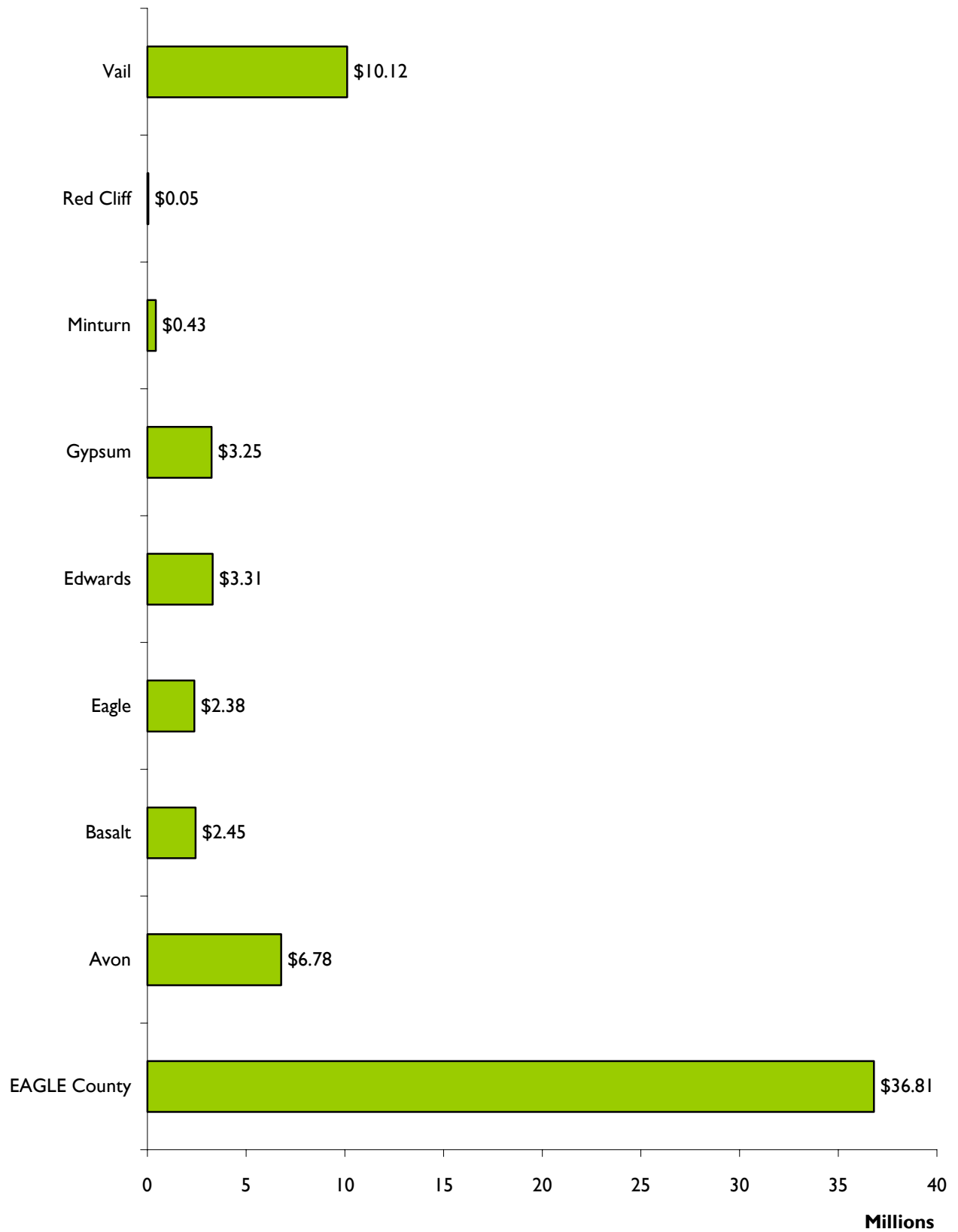


Financial Capital

Retail Sales by County

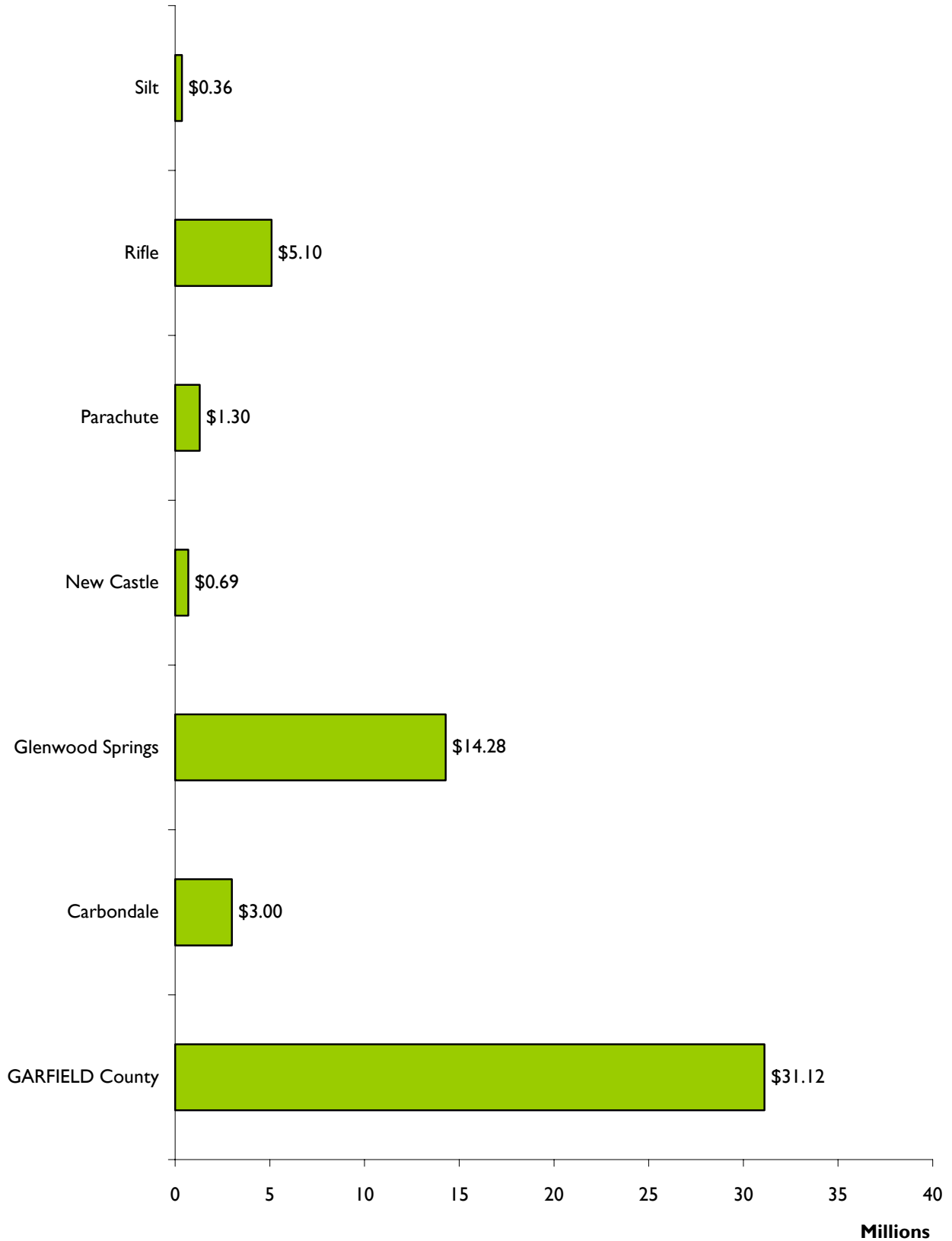


Net Sales Tax: Eagle County & Communities - 2006

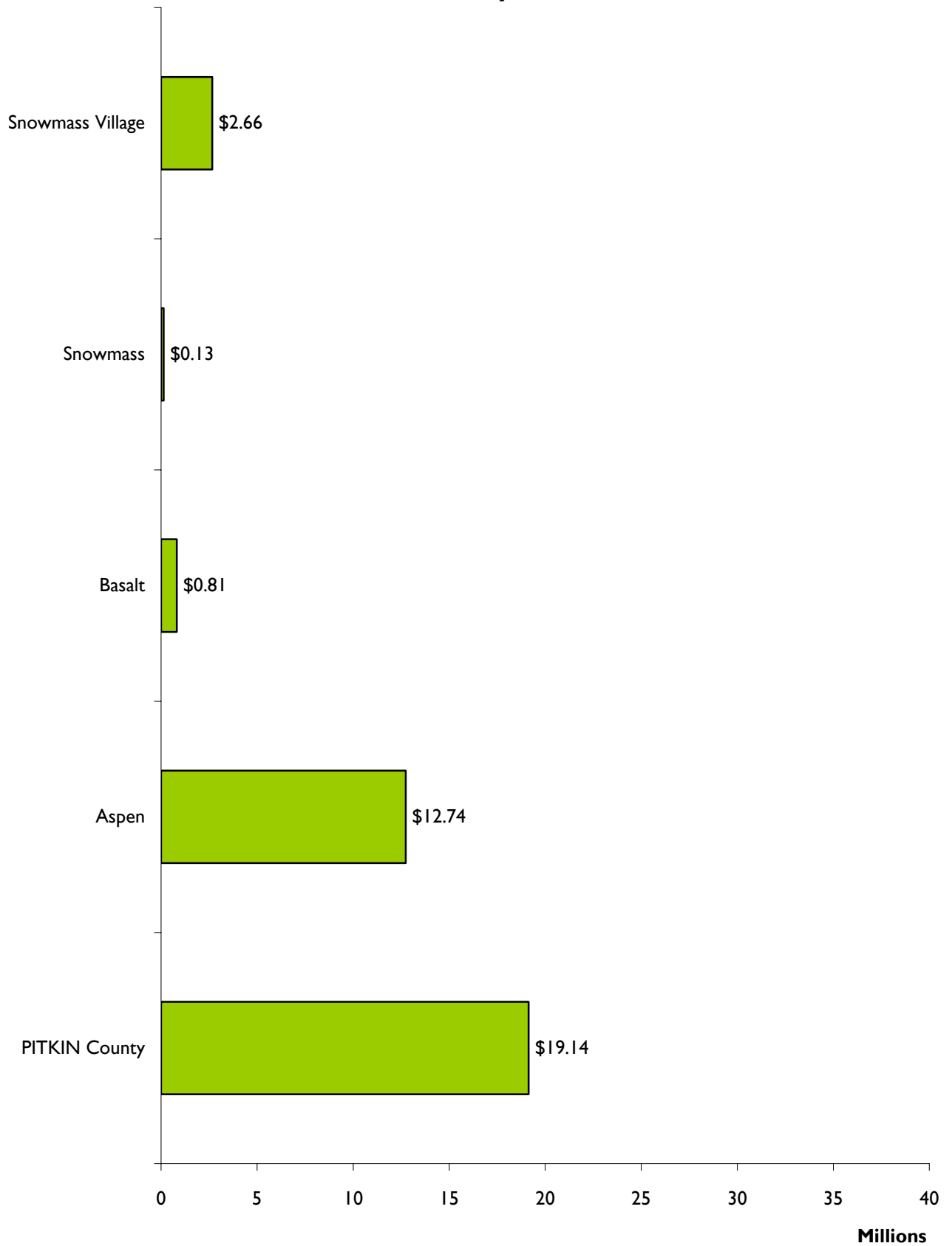


Financial Capital

Net Sales Tax: Garfield County & Communities - 2006



Net Sales Tax: Pitkin County & Communities - 2006



Financial Capital

Real Estate Sales by County

