



Community Profile for Eagle

Demographic information is critical for making informed decisions at the local, state and national level. This demographic profile is a summary of trends in a community. The dashboard provides charts, text, data and additional links to assist in the exploration and understanding of demographic trends for counties and municipalities in Colorado. The following collection of tables and charts establishes the context for assessing potential impacts and for decision-making.

Basic Statistics



The population base and trends of an area determine the needs for housing, schools, roads and other services. The age, income, race and ethnicity, and migration of the population of a community are all vital in planning for service provision. The most significant demographic transitions for Colorado and its communities are related to disparate growth, aging, downward pressure on income, and growing racial and ethnic diversity.

Table 1: Community Quick Facts

	Eagle	Eagle County	Colorado
Population (2016)+	6,748	53,928	5,538,180
Population Change (2010 to 2016)+	257	1,871	487,848
Total Employment (2016)+	4,138	40,912	3,232,643
Median Household Income [^]	\$111,808	\$78,763	\$62,520
Median House Value [^]	\$416,300	\$438,500	\$264,600
Percentage of Population with Incomes lower than the Poverty Line [^]	6.6%	8.1%	12.2%
Percentage of Population Born in Colorado [^]	47.1%	33.7%	42.8%

+Source: State Demography Office
[^]Source: U.S. Census Bureau, 2012-2016 American Community Survey. , Print
 Date: 04/19/2018

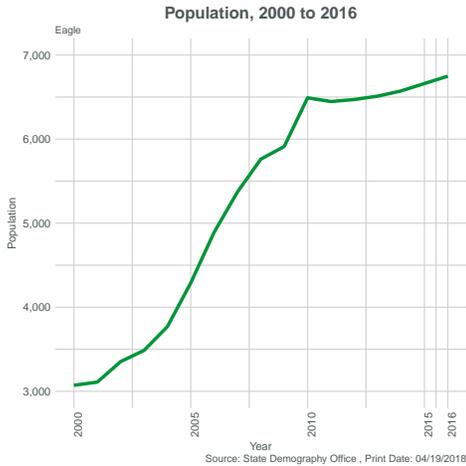
Population Trends

The tables and plots in this section highlight trends and forecasts for the total population in Eagle. The table shows the overall population growth rate for Eagle, Eagle County and the State of Colorado. Additional plots show the overall population trends, forecasts for along with the overall components of change for Eagle.

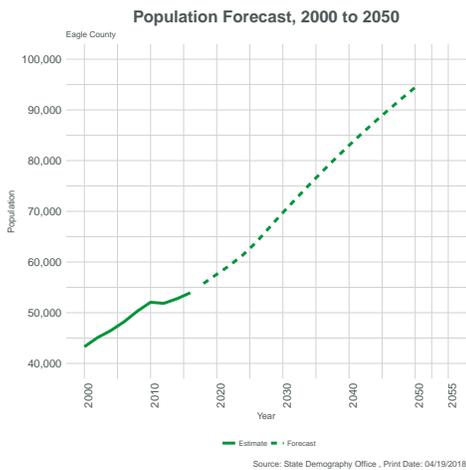
Table 2: Population Growth Rate

Year	Eagle		Eagle County		Colorado	
	Population	Growth Rate	Population	Growth Rate	Population	Growth Rate
1990	1,580		22,118		3,304,042	
1995	2,234	7.2%	30,883	6.9%	3,811,074	2.9%
2000	3,071	6.6%	43,289	7.0%	4,338,801	2.6%
2005	4,289	6.9%	47,278	1.8%	4,662,534	1.4%
2010	6,491	8.6%	52,057	1.9%	5,050,332	1.6%
2015	6,661	0.5%	53,320	0.5%	5,448,055	1.5%
2016	6,748	1.3%	53,928	1.1%	5,538,180	1.7%

^a Source: State Demography Office , Print Date: 04/19/2018



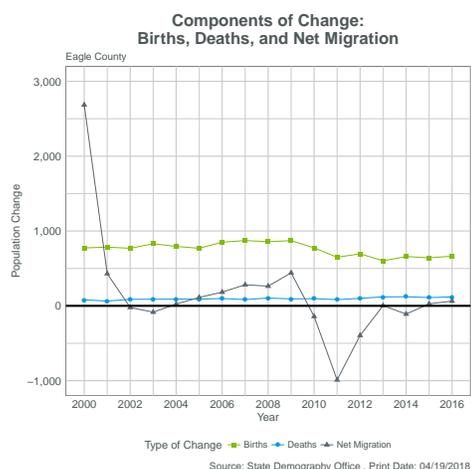
At the end of 2016 the estimated population of Eagle was 6,748, an increase of 87 over the population in 2015. The growth rate for Eagle between 2015 and 2016 was 1.3 percent compared to 1.1 percent for Eagle County and 1.7 percent for the State of Colorado.



The population of Eagle County is forecast to reach 57,571 by 2020 and 83,001 by 2040. Overall, the growth rate for Eagle County is expected to increase between 2020 and 2040. Between 2010 and 2020 the forecast growth rate was 1.0 percent, between 2020 and 2030 the forecast growth rate is 1.9 percent, while the forecast growth rate between 2030 and 2040 is 1.8 percent. The change is due in part to population aging and changes in the proportion of the population in childbearing ages. Note: Population forecasts are only provided for Colorado counties.

Components of Population Change

Births, deaths and net migration are the main components of population change. Net migration is the difference between the number of people moving into an area and the number of people moving out. Change in net migration typically causes most of the changes in population trends because migration is more likely to experience short-term fluctuations than births and deaths. Migration also tends to be highly correlated to job growth or decline in communities where most of the residents work where they live. For many counties with negative natural increase (more deaths than births), this makes migration especially important for population stability and growth.



Over the past five years, between 2012 and 2016, the population of Eagle County has increased by 2,079 people. The total natural increase (births - deaths) over this period was 2,691 and the total net migration (new residents who moved in minus those who moved out) was -412. Note: Components of Change data are only available for Colorado counties.

Age Characteristics

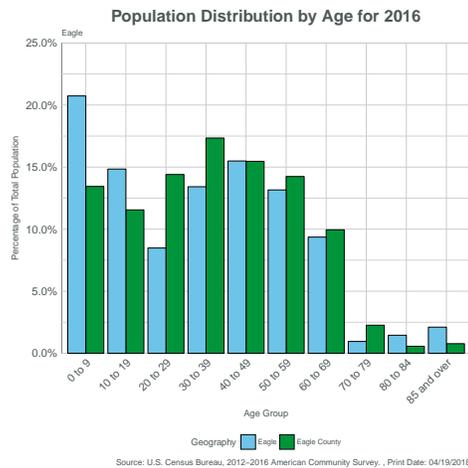
Every community has a different age profile and is aging differently. People in different age groups work, live, shop, and use resources differently and these differences will impact the economy, labor force, housing, school districts, day care facilities, health services, disability services, transportation, household income, and public finance. An aging population may put downward pressure on local government tax revenue due to changes in spending on taxable goods.

Table 3: Median Age by Gender Comparison

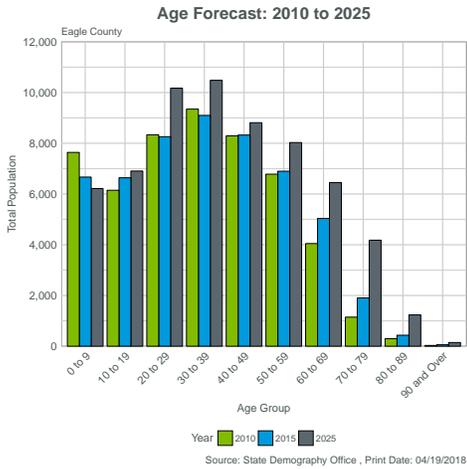
Gender	Eagle		Eagle County		Significant Difference?	Difference from County
	Median Age	MOE	Median Age	MOE		
Female	36.1	4.0	36.5	0.3	No	
Male	35.0	7.7	35.6	0.3	No	
Total	35.5	3.9	35.9	0.4	No	

^a Source: U.S. Census Bureau, 2012-2016 American Community Survey. , Print Date: 04/19/2018

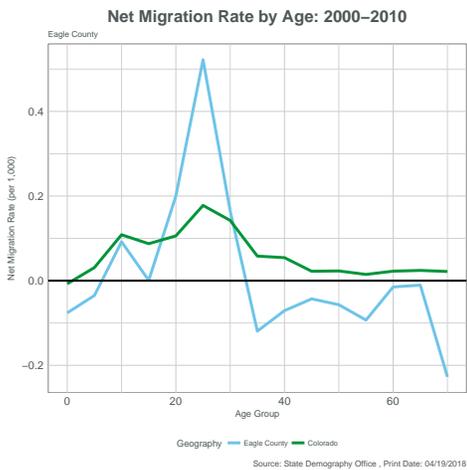
The median age of Eagle is not significantly different than population of Eagle County.



The age distribution of the population of Eagle and Eagle County are shown here.



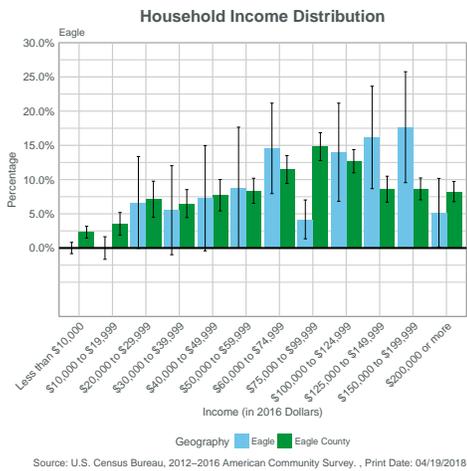
The changing age distribution of the population of Eagle County for the period from 2010 through 2025 is shown here. The changes in proportion of different groups can highlight the need for future planning and service provision. Many areas have a larger share of older adults, indicating the need to evaluate housing, transportation and other needs of the senior population.



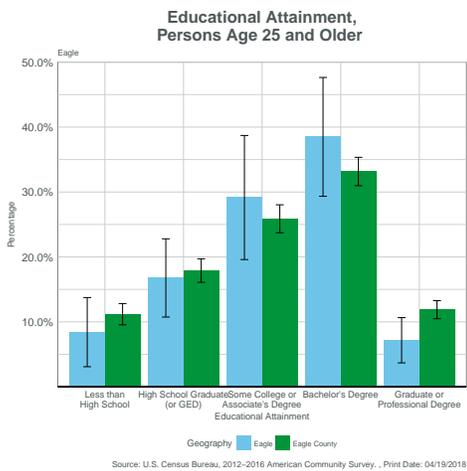
This plot allows a comparison of net migration by age between Eagle County and Colorado. Colorado typically draws many young adults as net migrants. Areas with colleges and resorts draw a number of 18 to 24 year olds. Areas with a growing economy tend to account mostly 25 to 35 year olds and areas attractive to retirees tend to draw both workers and older adults.

Population Characteristics: Income, Education and Race

The plots and tables in this section describe the general population characteristics of Eagle. The bars on the plots show the width of the 90 percent confidence interval. Categories where the bars do not overlap are significantly different.



The household income distribution plot compares Eagle to household incomes for Eagle County. Household income comes primarily from earnings at work, but government transfer payments such as Social Security and TANF and unearned income from dividends, interest and rent are also included. Income and education levels are highly correlated; areas that have lower educational attainment than the state will typically have lower household incomes.



The education attainment plot is provided for persons older than Age 25, i.e., those who have likely completed their education.

Table 4: Race Trend

Race	Eagle		
	2000*	2010†	2016‡
Hispanic	17.2%	22.3%	20.0%
Non-Hispanic	82.8%	77.7%	80.0%
Non-Hispanic White	80.4%	75.3%	79.3%
Non-Hispanic Black	0.4%	0.3%	0.1%
Non-Hispanic Asian	0.4%	0.8%	0.0%
Non-Hispanic Native American/Alaska Native	0.5%	0.2%	0.6%
Non-Hispanic Native Hawaiian/Pacific Islander	0.1%	0.0%	0.0%
Non-Hispanic Other	0.0%	0.1%	0.0%
Non-Hispanic, Two Races	1.2%	1.0%	0.0%
Total Population	100.00%	100.00%	100.00%

* Source: 2000 Census

† Source: 2010 Census

‡ Source: U.S. Census Bureau, 2012-2016 American Community Survey. , Print Date: 04/19/2018

The Race Trend table shows the changing racial and ethnic composition of Eagle beginning in 2000 and continuing to the present.

Table 5: Race Comparison

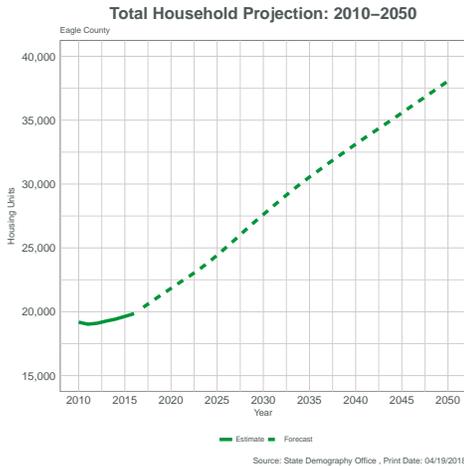
Race	Eagle		Eagle County		Sig. Diff.?
	Percentage	MOE	Percentage	MOE	
Hispanic	20.0%	9.3%	29.7%	0.0%	Yes
Non-Hispanic	80.0%	9.2%	70.3%	0.0%	Yes
Non-Hispanic White	79.3%	9.2%	67.2%	0.1%	Yes
Non-Hispanic Black	0.1%	0.1%	0.7%	0.2%	Yes
Non-Hispanic Asian	0.0%	0.2%	0.8%	0.3%	Yes
Non-Hispanic Native American/Alaska Native	0.6%	0.8%	0.3%	0.2%	No
Non-Hispanic Native Hawaiian/Pacific Islander	0.0%	0.2%	0.1%	0.1%	No
Non-Hispanic Other	0.0%	0.2%	0.1%	0.1%	No
Non-Hispanic, Two Races	0.0%	0.2%	1.1%	0.4%	Yes
Total Population	100.0%	0.5%	100.0%	0.0%	No

^a Source: U.S. Census Bureau, 2012-2016 American Community Survey. , Print Date: 04/19/2018

The Race Comparison table compares the distribution of ethnic and racial groups in Eagle to Eagle County.

Housing and Households

Understanding the current housing stock is critical for understanding how the community can best address current and future demands. This section begins with a projection of households. The projection of households is derived by county specific headship rates for the population by age. Beyond the numbers and characteristics, understanding the value and affordability of housing units is vital. Are the housing prices prohibitive to new families? Are the housing prices at such a high price that once the current work force ages and sells, those housing units will most likely go into the vacation seasonal market? Or are housing prices reasonable and suddenly the community is experiencing growth in families with children? How many total housing units are there? What types of new units are being built - multi-family vs single family?



The Household Estimates plot shows the current and projected number of households in Eagle County between 2010 and 2050.

The next several tables provide an overview of the housing stock in an area. The availability of land and the cost of land can dictate whether housing is less dense, with a greater number of single family units or more dense with a number of multifamily apartments and condos. Median home values and median gross rents are often considerably lower than current market prices as the values are computed from a 5-year average that runs through 2016. The number of people per household can offer insights as to the composition of the households. Areas with a larger number of people per household often have more families with children under 18 or a number of roommates living together to share housing costs. Those with a smaller number of persons per household, likely have a larger share of single-person households.

Table 6: Housing Units

Housing Type	Eagle	
	Count	Percent
Total Housing Units	2,281	100.0%
Occupied Housing Units	1,937	84.9%
Owner-Occupied Units	1,530	67.1%
Renter-Occupied Units	407	17.8%
Vacant Housing Units	344	15.1%
Seasonal Units	169	7.4%
All Other Vacant Units	175	7.7%

^a Source: U.S. Census Bureau, 2012-2016 American Community Survey. ,
Print Date: 04/19/2018

Table 7: Characteristics of Owner-Occupied Housing

Variable	Eagle			
	People		Units	
	Value	Percent	Value	Percent
Owner-Occupied Housing	4,707	100.0%	1,530	100.0%
Single Unit Buildings	4,396	93.4%	1,384	90.5%
Buildings with 2 to 4 Units	115	2.4%	39	2.5%
Buildings with 5 or More Units	37	0.8%	20	1.3%
Mobile Homes	159	3.4%	87	5.7%
RVs, Boats, Vans, Etc.	0	0.0%	0	0.0%
Median Year of Construction			1999	
Average Number of Persons Per Household	3.08			

^a Source: U.S. Census Bureau, 2012-2016 American Community Survey. , Print Date: 04/19/2018

Table 8: Comparison of Owner-Occupied Housing Values

Variable	Eagle		Eagle County		Sig. Diff.?
	Value	MOE	Value	MOE	
Median Value of Owner-Occupied Households (Current Dollars)	\$416,300	\$231	\$438,500	\$502	Yes
Percentage of Owner-Occupied Households paying 30-49% of income on housing	22.2%	12.7%	18.1%	3.3%	No
Percentage of Owner-Occupied Households paying 50% or more of income on housing	4.2%	5.0%	14.0%	2.6%	Yes

^a Source: U.S. Census Bureau, 2012-2016 American Community Survey. , Print Date: 04/19/2018

Table 9: Characteristics of Rental Housing

Variable	Eagle			
	People		Units	
	Value	Percent	Value	Percent
Rental Housing	1,846	100.0%	407	100.0%
Single Unit Buildings	1,238	67.1%	236	58.0%
Buildings with 2 to 4 Units	33	1.8%	33	8.1%
Buildings with 5 or More Units	561	30.4%	124	30.5%
Mobile Homes	14	0.8%	14	3.4%
RVs, Boats, Vans, Etc.	0	0.0%	0	0.0%
Median Year of Construction			1990	
Average Number of Persons Per Household	4.54			

^a Source: U.S. Census Bureau, 2012-2016 American Community Survey. , Print Date: 04/19/2018

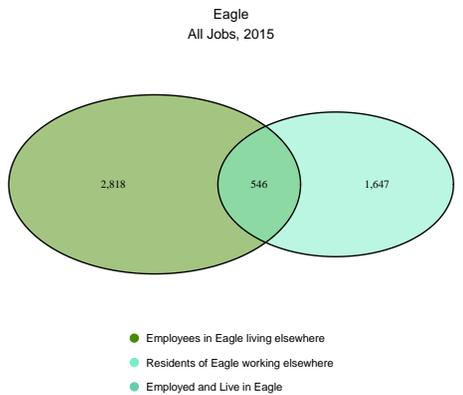
Table 10: Comparison of Rental Housing Values

Variable	Eagle		Eagle County		Sig. Diff.?
	Value	MOE	Value	MOE	
Median Gross Rent of Rental Housholds (Current Dollars)	\$1,468	\$141	\$1,284	\$546	No
Percentage of Rental Households paying 30-49% of income on housing	39.6%	33.6%	24.8%	5.2%	No
Percentage of Rental Households paying 50% or more of income on housing	31.7%	23.7%	16.8%	5.3%	No

^a Source: U.S. Census Bureau, 2012-2016 American Community Survey. , Print Date: 04/19/2018

Commuting

Commuting plays an important role in the economy of an area because not all workers live where they work. Commuting impacts local job growth, access to employees, and transportation infrastructure.



Source: U.S. Census Bureau On the Map , Print Date: 04/19/2018

The Commuting diagram identifies three groups of people:

- People who work in Eagle, but live elsewhere.
- People who live in Eagle, but work elsewhere.
- People who live and work in Eagle.

Table 11: Employees in Eagle living elsewhere

Location	Count	Percent
Gypsum Town CO	436	15.5%
Eagle-Gypsum CCD (Eagle CO)	263	9.3%
Edwards CDP CO	236	8.4%
Vail Town CO	147	5.2%
Grand Junction City CO	110	3.9%
Denver City CO	77	2.7%
Glenwood Springs City CO	69	2.4%
Avon Town CO	64	2.3%
Glenwood Springs CCD (Garfield CO)	44	1.6%
Dotsero CDP CO	43	1.5%
Other Municipalities/Places	1,329	47.2%
Total	2,818	100.0%

^a Source: U.S. Census Bureau On the Map , Print Date: 04/19/2018

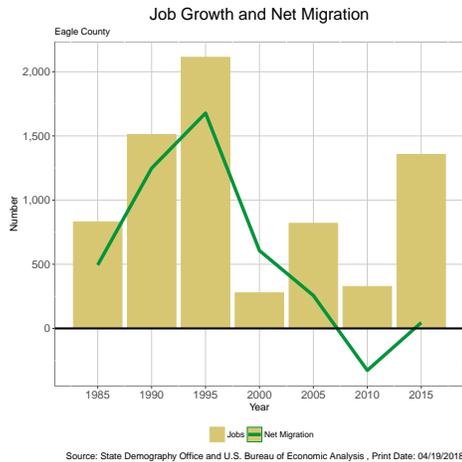
This table shows the top 10 places where people who live in Eagle work.

Table 12: Residents of Eagle working elsewhere

Location	Count	Percent
Avon Town CO	308	18.7%
Vail Town CO	222	13.5%
Edwards CDP CO	143	8.7%
Minturn-Red Cliff CCD (Eagle CO)	120	7.3%
Denver City CO	104	6.3%
Gypsum Town CO	96	5.8%
Eagle-Gypsum CCD (Eagle CO)	60	3.6%
Breckenridge Town CO	45	2.7%
Glenwood Springs City CO	38	2.3%
Steamboat Springs City CO	23	1.4%
Other Municipalities/Places	488	29.6%
Total	1,647	100.0%

^a Source: U.S. Census Bureau On the Map , Print Date: 04/19/2018

This table shows the top 10 places where people who work in Eagle live.

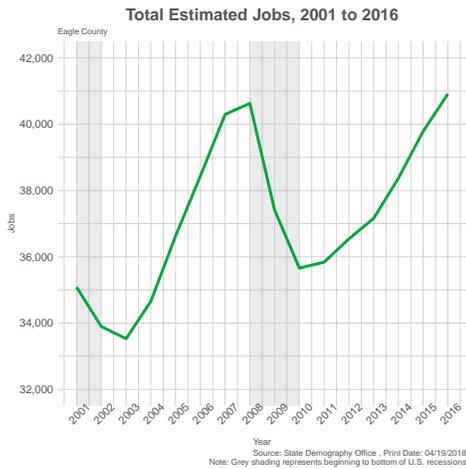


The Job Growth and Net Migration plot shows the relationship between job growth and migration in Eagle County. Generally, migration patterns follow changes in job growth demand.

Employment by Industry

Identifying the industries which may be driving the growth and change within a community is a vital part of understanding community dynamics. Growth

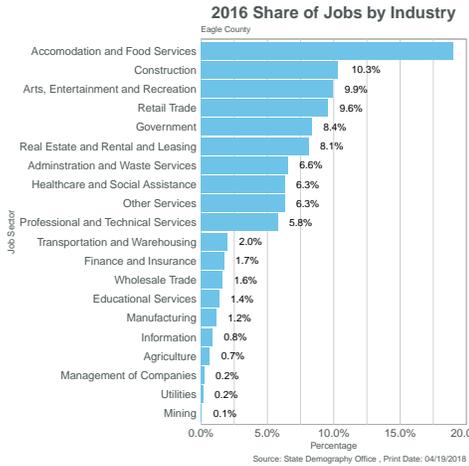
in jobs often results in growth in residents from migration within a community. Identifying the trends of growth or decline of jobs and the types of jobs available within the community is important.



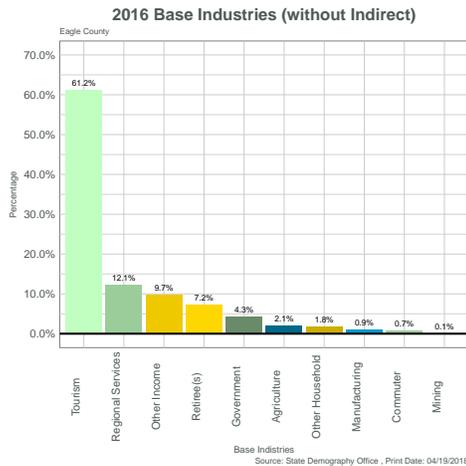
The Estimated Jobs is a series created by the SDO to give a comprehensive look at the number of jobs located within Eagle County. It is broad in scope, capturing both wage and salary workers as well as most proprietors and agricultural workers. A more diverse economy is typically more resilient too; when looking at the employment trends recently and after a recession (shaded in gray) it is also important to look at the current share of employment by industry. Areas dependent on a single industry such as agriculture, mining or tourism can suffer from prolonged downturns due to drought, shifting demand for commodities, and the health of the national economy.

The total estimated jobs are subdivided into 3 categories:

- *Direct Basic*: jobs that bring outside dollars into the community by selling goods or services outside the county, such as manufacturing or engineering services,
- *Indirect Basic*: jobs that are created as the result of goods and services purchased by direct basic such as accounting services or raw material inputs, and
- *Local (Resident) Services*: jobs that are supported when income earned from the base industries is spent locally at retailers or are supported by local tax dollars to provide services like education and public safety.



This plot shows the jobs by industry profile for Eagle County. The relative rank of high-paying sectors, such as mining, information and financial and insurance services versus mid-range jobs (e.g., construction, health care and government) and lower-paying industries such as retail trade and accommodation and food services, will have an impact on a counties' overall economic health.



Similar to the industry employment, areas with large amounts of diversity in their base industries tend to suffer less during downturns and recover more quickly. *Regional Services* is a diverse base industry that encompasses all services and goods that a region sells to those in surrounding areas; examples include specialized health care, construction, air or rail transportation, and large item retail purchases like autos or appliances. *Retirees* are considered basic since they spend money from social security or other pensions, Medicare and savings. *Government* typically only includes employment in Federal Government and State Government. *Tourism* not only includes traditional tourist services like accommodation and food, but also includes 2nd homes, property management and transportation of tourists by airlines, car rental, car sharing and shuttles.

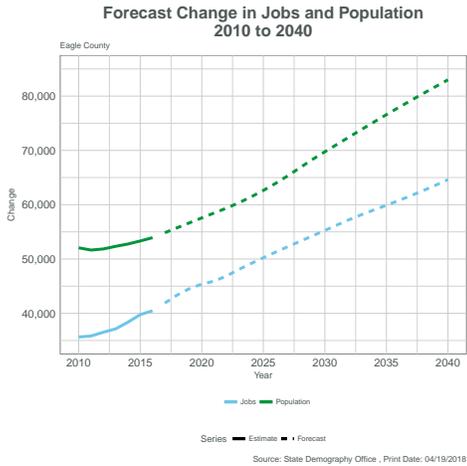
Table 13: Jobs by Sector: Eagle County, 2016

Employment Type	Number of Jobs	Percentage
Direct Basic Employment	28,952	70.8%
Indirect Basic Employment	6,491	15.9%
Local Services Employment	5,464	13.4%
Total Employment	40,912	100.0%
Total Population, 16+	46,977	

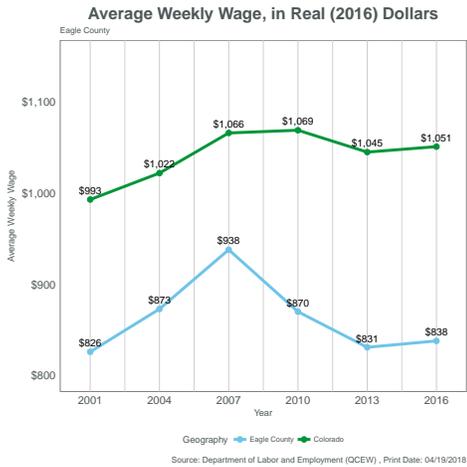
^a Source: State Demography Office , Print Date: 04/19/2018

Employment Forecast and Wage Information

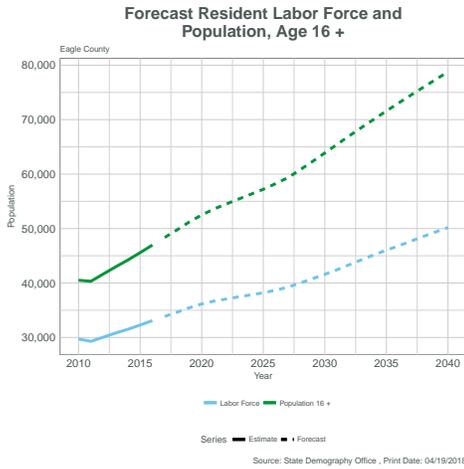
Understanding the types of jobs forecast to grow in a community, if jobs are forecast to increase, will aid in further understanding potential changes in population, labor force, housing demand, and household income. Important questions to ask include; What is the current forecast for job growth based on the current industry mix? What types of jobs are forecast to grow? What are the wages for those jobs? What are the labor force trends for the community? Is the labor force expected to grow or slow down?



The total jobs forecast and population forecast are for Eagle County shown here. The two lines diverge over time due to the aging of our population and continued growth in our under 18 population two segments of the population that are less likely to be employed. Growth in the 65 plus population in the labor force through 2040 compared to the universe population of those over the age of 16 since labor force participation declines with age, especially among those eligible for pensions or social security.



The inflation adjusted (real) average weekly wages for Eagle County and Colorado are shown here. In 2016 dollars, wages in Colorado have been essentially unchanged since 2010. The gain or loss of a major employer such as a mine or a hospital can have a significant impact on a county's average weekly wage. These wages are shown only for jobs located within that county and do not include most proprietors. Household income can be influenced by the average weekly wage, but in areas that have considerable amounts commuting or unearned income this relationship is not particularly strong.



This plot compares the forecast residential labor force to the forecast population of person age 16 and older for Eagle County.

Table 14: Household Income Source(s)

Eagle				
Income Source	Total Households		Mean Income	
	Estimate	MOE	Estimate	MOE
All Households	1,937	213	\$104,503	\$16,332
With earnings	92.5%	10.5%	\$104,047	\$18,147
With interest, dividends or net rental income	28.0%	9.3%	\$ 17,011	\$16,023
With Social Security income	18.1%	7.2%	\$ 16,630	\$ 7,942
With Supplemental Security Income (SSI)	0.0%	0.8%	\$ NA	\$ NA
With cash public assistance income	0.4%	0.6%	\$ NA	\$ NA
With retirement income	13.0%	5.6%	\$ 21,228	\$ 8,919

^a Source: U.S. Census Bureau, 2012-2016 American Community Survey. , Print Date: 04/19/2018

The Household Income Source(s) Table shows household income sources and amounts for households in Eagle. Households will have multiple sources of income, so this table is not mutually exclusive. Mean income values reflect values from the cited source.