


Rural Resort Region

2004 Cost of Living Summary Report

Counties:

- *Clear Creek*
- *Eagle*
- *Garfield*
- *Grand*
- *Jackson*
- *Lake*
- *Pitkin*
- *Summit*

Municipalities:

- *Glenwood Springs*
- *Granby*
- *Gypsum*
- *Rifle*



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May 2004



Introduction: Cost of Living Studies are used to compare standardized costs at different locations. The results are used by employers to locate offices, compare and adjust salaries, provide housing allowances, adjust benefits, and analyze trends in different geographic locations.

The studies provide valuable information to the participating jurisdictions both in their function as an employer and in their role of analyzing local housing and economic trends.



History: In 1991, the Northwest Colorado Council of Governments (NWCCOG) sponsored a "Resort Area Cost of Living Study" which compared the costs of living in Aspen, Avon, Breckenridge, Fraser/Winter Park, Frisco/Silverthorne, Steamboat Springs, Vail and Denver to Standard City, US. NWCCOG employed the services of Runzheimer International of Rochester, Wisconsin to perform the cost of living analysis. Runzheimer has developed consumer profiles, based on income, which are used to analyze national trends and spending patterns in four basic categories:

- Housing
- Taxes
- Personal Car
- Goods & Services

Runzheimer price-checks the same things (selling prices of homes, rental rates, groceries, insurance, etc.) in each location. They compare costs incurred in each of these categories to the same standardized costs they have developed for the country and come up with indexed numbers. The indexed numbers in each category indicate if an area is experiencing costs that are higher or lower than the standardized costs. (See more about methodology on pages 2-4.)

The 1991 Cost of Living Study produced some interesting results, but also pointed out some limitations to the application of the standardized Runzheimer methodology in these mountain resort areas. Runzheimer uses some profiles that were found to be unobtainable in this region. In 1998, NWCCOG modified the profiles to better reflect living situations and incomes in the mountain resort areas. Participating locations in the 1998 study included Aspen, Breckenridge, Crested Butte (Mt. Crested Butte, Crested Butte) Durango, Silverthorne (Summit Cove, Frisco, Dillon, Silverthorne), Steamboat Springs, Telluride and Winter Park. Data for the study was collected in November 1997 and then re-checked and adjusted in February 1998.

The 2001 Cost of Living Study utilized the same four revised Runzheimer profiles as the 1998 study. The study points included counties for the first time (Eagle, Garfield, Grand, Pitkin and Summit) and three towns (Basalt, Frisco and Silverthorne). The study was conducted in February 2001, to capture winter seasonal prices in the analysis.

This 2004 Cost of Living Study is sponsored by the Rural Resort Region (RRR). The Rural Resort Region is administered by NWCCOG. RRR includes eight counties (Clear Creek, Eagle, Garfield, Grand, Jackson, Lake, Pitkin and Summit). Four municipalities also opted to join the study (Glenwood Springs, Granby, Gypsum and Rifle). The established methodologies from the previous 1998 and 2001 NWCCOG studies were utilized to allow for comparative analysis. The study was conducted during the 2004 winter tourism season.



Standard City, US: Standard City US is an arithmetic mean based on 160+ metro areas throughout the US. A minimum of 2 cities in every state are included in the 160+ metro areas. Runzheimer completes reports yearly for all ranges of incomes and family sizes. Reports are produced for both homeowner and renter studies, and each report is calculated with a mean average. All metro areas or cities in each study are then compared to the mean average developed. A specific metro area or city that compares to the mean average across the study points is then assigned the title of "Standard City US".

Methodology:

1. Taxes: Includes all federal, state and local taxes as well as social security. (Sales taxes are counted under Goods & Services). Tax calculations are based upon the annual income and family size selected for each profile and the current tax regulations and rates for each specific location. The calculation is based upon itemized deduction patterns for the location and profile as reported to the IRS.

2. Personal Cars: Type and number of vehicles were selected by Runzheimer for Profiles #1 and #2. (Profiles are described on page 4.) NWCCOG adjusted the vehicle selection (sport utility vehicle) for the primary vehicle on profiles #3 and #4 and adjusted the mileage upward to reflect longer commuter distances. Specifics are listed below:

Profile	Income	Car Year, Make & Model	Annual Mileage
1	\$20,000	1999 Ford Taurus	12,000
2	\$34,000	2001 Pontiac Grand Am	14,000
3	\$58,000	2004 Ford Explorer	18,000
		1999 Chevrolet Cavalier	12,000
4	\$72,000	2004 Ford Explorer	18,000
		1999 Chevrolet Cavalier	12,000

When a second family car is included in a profile, and is at least four years old, it is assumed to be fully paid for and depreciated to a reasonable salvage value. On-going depreciation costs, financing costs, and collision insurance are not included in the expenses for the second car.

Operating Expenses:

Gasoline: Gasoline costs for the area of travel. Performance standards used to establish fuel consumption reflect the traffic patterns and geography of each locale.

Oil/Maintenance/Tires: All normal repair and preventive maintenance costs as well as normal tire replacement.

Fixed costs:

Insurance (\$100 deductible comprehensive, fire and theft, \$250 deductible collision, \$100,000/\$300,000 bodily injury, \$25,000 property damage, \$2000 medical, and \$100,000/\$300,000 uninsured motorist).

License: Registration, driver's license, certificate of title and inspection fees.

Taxes: All automobile sales/use taxes and annually imposed ownership taxes.

Cost of Money: The normal average cost of financing an automobile at current interest rates for a term appropriate for the age of the car.

Depreciation: Cost including the normal mark up of the basic car(s), accessories, and freight expressed as an annual value for normal retention cycle of four years.

3. Housing:

Rentals:

Annual Rental Cost: This value is the actual researched rental expense in accordance with existing lease contracts.

Renter's Insurance: The dollar amount of personal property insured is based upon a varying percentage of income. The coverage is based upon an HO-4 \$250 deductible coverage. \$100,000 liability and \$1000 personal medical payment coverage is included.

Utilities: This cost reflects the expense associated with the rental unit; i.e. single family, condominium, apartment, etc. Where utilities are commonly included as part of the monthly rental cost, they have been reported separately and the rental amount reduced accordingly.

Ownership: Actual, recent home sales in each location are provided by local real estate professionals or housing authority agencies knowledgeable about the buying market in the specific location being analyzed. These data are gathered in accordance with standards established by the Society of Real Estate Appraisers. **Based upon each profile, the current, three year old and six year old market values of the standard home are developed for each location.**

Mortgage: The standard includes a down payment of 20% of the home market value financed for 30 years. Annual mortgage costs include principal and interest calculated using the interest rate in effect at the time of the purchase.

Homeowner Insurance: The dollar amount insured is based on actual home market value. The annual cost for a homeowner's HO-3 (condo) or 5 (home) \$250 deductible policy is shown. It includes coverage for the dwelling, other structures, and loss against all risks of physical loss, with certain normal exceptions. Other structures are insured to 10% of the dwelling limit, personal property liability insurance at \$100,000 per occurrence, and medical payments to other persons at \$1000 per person are included in this coverage.

Real Estate Taxes: This expenditure category contains each community's general real estate tax rate of assessment, date of last market value assessment, and percentage of market value subject to assessment. These are determined through consultation with each community's tax assessor's office. The findings are formularized by locale and used to calculate the annual cost.

Utilities: This annual cost reflects each community's prevailing utility rate structure adjusted to the standard housing profile. Total fuel costs are based on the most commonly used type of fuel at each location.

Maintenance: This category includes the annual maintenance and repair expenditures needed in order to maintain the home in saleable condition.

4. Goods and Services and Other Expenses:

The goods and services and other expenses component is comprised of goods & services, sales taxes and a "miscellaneous" element. There are ten categories that make up goods & services:

The overall goods & services index and dollar amounts have been developed for each location. The indexes for each of the ten goods & services categories are included in the Runzheimer full presentation binder.

1. Food at home	6. Clothing
2. Food away from home	7. Domestic service
3. Tobacco	8. Medical care
4. Alcohol	9. Personal care
5. Furnishings and household operations	10. Recreation

Runzheimer has determined the amount allocated to the "miscellaneous" cost element. It is a typical dollar amount that a family uses for long-term savings, investments, charitable contributions, life insurance, etc. It varies in amount by family size and income level.

 **Special Modifications to Standard Methodology:**

The renter profiles (#1 & #2) have been modified to include roommates. Renters in these mountain resort communities typically share rent and utility costs with roommates in order to cope with the high costs.

A special methodology was used to develop a county total that would work within the Runzheimer methodology.

- Counties were divided into Incorporated and Unincorporated areas.
- Two incorporated towns were designated for each county and their values were averaged.
- The town total was then combined with the unincorporated total and averaged for the county total.

- There were two exceptions: Jackson and Lake Counties have only one incorporated entity within the county area. Their totals reflected actual population distribution.
 - Jackson County: Walden 45%; Unincorporated 55%
 - Lake County: Leadville 36%; Unincorporated 64%

In Profile #3, Runzheimer was unable to find matches for the 1400-1800 square foot condominium. A single family residence was substituted.

The Profiles:

<p style="text-align: center;">Profile # 1: Renter with two roommates Income: \$20,000 Family: One person Type of Housing: Two-bedroom unit of approximately 1000 square feet. No amenities. Assumes 1.5 people per bedroom. Rent and utilities expenses are shared by three people.</p>	<p style="text-align: center;">Profile # 2: Renter with one roommate Income: \$34,000 Family: One person Type of Housing: Two-bedroom unit of approximately 1200 square feet. Some amenities. Assumes 1 person per bedroom. Rent and utilities expenses are shared by two people.</p>
<p style="text-align: center;">Profile # 3: Homeowner - Family of four Income: \$58,000 Family: Four persons Type of Housing: Three-bedroom unit of approximately 1400 - 1800 square feet. *Condominium or town home. *Single family Residence substituted in Jackson and Lake Counties.</p>	<p style="text-align: center;">Profile # 4: Homeowner - Family of four Income: \$72,000 Family: Four persons Type of Housing: Three or four bedroom unit of approximately 1800 - 3000 square feet. Detached single family home.</p>

Study Results:

Profiles #1 and #2: The renter profiles are based on a \$10.00 per hour worker (Profile #1) and a \$15.00 per hour worker (Profile #2). The two profiles show similar patterns. Taxes and Personal Car are somewhat higher than Standard City and Goods & Services are slightly lower. Housing costs display the greatest variance and account for most of the overall differences in the Total Cost of Living (TCOL) ratio. (See tables on page 7.)

The rental housing costs range from a low in Jackson County of about 40% of the national average to Pkin County where the rental costs run 62% above average. These findings are corroborated by the *February 2004 Colorado Division of Housing, Multifamily Housing Vacancy and Rental Survey* which documented increased vacancies and lower rental rates for these areas. The study points group into the following categories for their total cost of living :

RENTERS:

Significantly below Standard City:

- Jackson County

Slightly below Standard City:

- Clear Creek County
- Garfield County
- Lake County
- Glenwood Springs
- Granby
- Rifle

At or above Standard City:

- Eagle County
- Grand County
- Summit County
- Gypsum

Significantly above Standard City:

- Pitkin County

Housing Compared to the Standard U.S. (Percent)				
Profile:	#1	#2	#3	#4
Standard City	100.0	100.0	100.0	100.0
Counties:				
Clear Creek County	77.7	77.4	175.5	93.9
Eagle County	123.0	123.1	346.6	167.4
Garfield County	76.2	75.6	202.1	105.9
Grand County	94.6	94.2	173.5	122.6
Jackson County	41.4	39.6	105.7	57.7
Lake County	70.3	70.4	136.6	82.2
Pitkin County	156.1	162.3	783.2	377.2
Summit County	104.7	104.7	282.7	121.3
Municipalities:				
Glenwood Springs	82.0	81.6	206.1	92.4
Granby	82.5	82.1	147.4	104.0
Gypsum	122.4	122.6	195.4	115.0
Rifle	65.0	64.5	125.9	75.9

Profile #3: Profile #3 represents the median household income family for the area. It is the profile which represents the greatest challenge. Goods & Services and Taxes are actually less than the national averages. Personal Car is slightly higher. Housing is higher than Standard City everywhere in the study area and displays the highest variation from the standard for all four of the profiles consistently throughout all twelve study points, (see chart on left). The housing numbers for Profile #3 range from a low of 105.7% in Jackson County to a high of 783.2% in Pitkin County. Home Market Values for this profile have been increasing at rates that far exceed the national average

(see page 9).

Profile #4: Profile #4 analyzed the single family detached home for the family of four with an income of \$72,000. This profile varied greatly among the different study points. Housing costs were greater in half of the locales and lower in the other six. The overall cost of living was below the national average for Clear Creek County, Jackson County, Lake County, Glenwood Springs, and Rifle. Garfield County, Grand County, Summit County and Gypsum fell between 100 and 106% of Standard City. Eagle county showed a greater disparity at 119.4% and Pitkin County was definitely the outlier with a total cost of living at 187.5%.

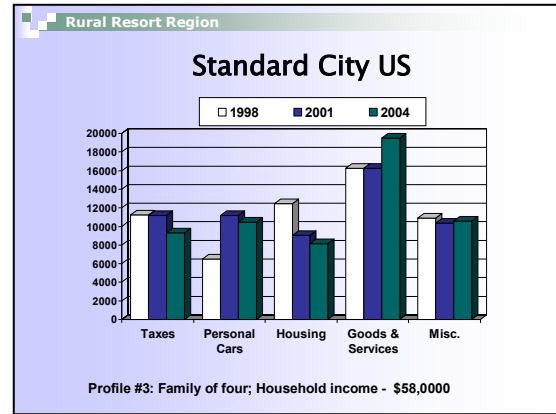
Home Market Values were analyzed for current values (2004), values three years ago (2001) and values six years ago (1998). Please refer to Table #5 on page 9. The table documents both the actual market value and the index comparison to Standard City for the homeowner profiles #3 and #4.

Profile #3 home market values for the approximately 1,500 sq. ft. condominium or townhome (Detached Single Family Home in Jackson and Lake counties) have increased significantly during the six year period. The percent increases range from a low of 6% in Jackson County to a high of 76% in Eagle County. The corresponding percent increase for Standard City was only 18%. Real estate purchases in this category have proven to be a good investment over the past six years. But for a family of median household income in this area the rising prices are making owning these units more and more unaffordable.

Profile #4 is also experiencing increases in home market values for the detached single family home of approximately 2,400 sq. ft. The percent increases over the six year period range from a low of 21% in Jackson and Lake Counties to a high of 76% in Pitkin County. The corresponding percent increase for Standard City was 15%.

Comparisons to 1998 and 2001 NWCCOG Cost of Living Studies:

Standard City, US has changed as costs have shifted throughout the country. The chart on the right shows the costs in each of the categories as measured by Runzheimer in 1998, 2001 and 2004 for Profile #3. Taxes have shown reductions, Personal Car expenses have jumped up and then down a bit, Housing costs have trended downward and Goods & Services jumped upward from 2001 – 2004. Some causes for these fluctuations include changes in the national economy, changes in tax policies, lower interest rates and higher health care costs. In general, households matching this profile are spending more for Goods & Services and Personal Car and less for their Housing and Taxes.



The table below compares the total cost of living measurements in 2001 and 2004 for the five county study points which were utilized for both reports. Although most measurements show decreases in the cost of living it is important to distinguish between short term and long term effects. The past three years have been characterized by a national recession which has severely impacted the main industry in the region – Tourism. The State of Colorado and the Front Range communities in particular, have been hit harder by the recession than other parts of the country. The Rural Resort Region has experienced a temporary softening of the housing market due to both tourism sector job losses and somewhat lessened demand on the second home market.

Total Cost of Living Comparisons 2001 - 2004								
	Profile #1		Profile #2		Profile #3		Profile #4	
Location	2001	2004	2001	2004	2001	2004	2001	2004
Standard City	100	100	100	100	100	100	100	100
Eagle County	112.2	107.2	109.5	106.3	133.2	130.3	123.3	119.4
Garfield County	105	97	103.8	96.7	117.1	112.9	108.8	101.2
Grand County	106.8	100.4	105.6	99.5	112	108.7	104.1	105.3
Pitkin County	130.4	114.5	127.3	114.2	201	188.7	236	187.5
Summit County	111.3	103.3	109.6	102.6	122.5	122.7	106.3	105.9

Long term we expect a return to the prevailing trends of higher housing costs and employees being squeezed out of the housing market. Profile #3, representing the median household income for the region, will be the most highly impacted. Long term development of the industries in the region will require stability in the workforce. This profile is made up of mid-professionals, mid-management, teachers, government workers, etc. who are essential to the functioning of the rural resort communities. This profile in some locations, is competing with second homeowners for available housing stock. In many parts of the region (Pitkin County, Eagle County, Summit County) workers cannot compete.

As housing prices rise these effects spill over into Profile #4, witness Pitkin County where the overall cost of living went from 236% in 2001 to 188% in 2004. It is difficult to view 188% as an improvement when it still reflects an impossible situation for households in this income bracket.

Rural Resort Region 2004 Cost of Living Study

Table # 1

Profile # 1
Income: \$20,000
Renter with two roommates: Expenses shared by three people
Rental: 2 bedroom unit; 1000 square feet
1.5 people per bedroom

Location	Taxes	Personal Car	Housing	Goods & Services	Misc.	Total Costs	Housing compared to Std. U.S.	Total Cost Compared to Std. US
Standard City	\$3,478	\$2,177	\$4,359	\$5,953	\$4,033	\$20,000	100.0	100.0
Counties:								
Clear Creek County	\$3,665	\$2,745	\$3,386	\$5,575	\$4,033	\$19,404	77.7	97.0
Eagle County	\$3,665	\$2,604	\$5,363	\$5,783	\$4,033	\$21,448	123.0	107.2
Garfield County	\$3,665	\$2,618	\$3,322	\$5,759	\$4,033	\$19,397	76.2	97.0
Grand County	\$3,665	\$2,649	\$4,123	\$5,601	\$4,033	\$20,071	94.6	100.4
Jackson County	\$3,665	\$2,567	\$1,806	\$5,575	\$4,033	\$17,646	41.4	88.2
Lake County	\$3,665	\$2,604	\$3,066	\$5,783	\$4,033	\$19,151	70.3	95.8
Pitkin County	\$3,665	\$2,608	\$6,803	\$5,789	\$4,033	\$22,898	156.1	114.5
Summit County	\$3,665	\$2,604	\$4,563	\$5,790	\$4,033	\$20,655	104.7	103.3
Municipalities:								
Glenwood Springs	\$3,665	\$2,604	\$3,575	\$5,806	\$4,033	\$19,683	82.0	98.4
Granby	\$3,665	\$2,745	\$3,596	\$5,628	\$4,033	\$19,667	82.5	98.3
Gypsum	\$3,665	\$2,604	\$5,336	\$5,796	\$4,033	\$21,434	122.4	107.2
Rifle	\$3,665	\$2,567	\$2,835	\$5,770	\$4,033	\$18,870	65.0	94.4

Rural Resort Region 2004 Cost of Living Study

Table # 2

Profile # 2
Income: \$34,000
Renter with one roommate: Expenses shared by two people
Rental: 2 bedroom unit; 1200 square feet
1 person per bedroom

Location	Taxes	Personal Car	Housing	Goods & Services	Misc.	Total Costs	Housing compared to Std. U.S. (Percent)	Total Cost Compared to Std. US (Percent)
Standard City	\$7,281	\$4,004	\$6,819	\$9,996	\$5,900	\$34,000	100.0	100.0
Counties:								
Clear Creek County	\$7,494	\$4,816	\$5,280	\$9,357	\$5,900	\$32,847	77.4	96.6
Eagle County	\$7,494	\$4,661	\$8,397	\$9,693	\$5,900	\$36,145	123.1	106.3
Garfield County	\$7,494	\$4,669	\$5,155	\$9,654	\$5,900	\$32,872	75.6	96.7
Grand County	\$7,494	\$4,627	\$6,422	\$9,380	\$5,900	\$33,823	94.2	99.5
Jackson County	\$7,494	\$4,595	\$2,702	\$9,357	\$5,900	\$30,048	39.6	88.4
Lake County	\$7,494	\$4,661	\$4,802	\$9,695	\$5,900	\$32,552	70.4	95.7
Pitkin County	\$7,494	\$4,672	\$11,067	\$9,705	\$5,900	\$38,838	162.3	114.2
Summit County	\$7,494	\$4,661	\$7,137	\$9,706	\$5,900	\$34,898	104.7	102.6
Municipalities:								
Glenwood Springs	\$7,494	\$4,661	\$5,567	\$9,732	\$5,900	\$33,354	81.6	98.1
Granby	\$7,494	\$4,818	\$5,599	\$9,446	\$5,900	\$33,257	82.1	97.8
Gypsum	\$7,494	\$4,661	\$8,359	\$9,717	\$5,900	\$36,131	122.6	106.3
Rifle	\$7,494	\$4,595	\$4,397	\$9,673	\$5,900	\$32,059	64.5	94.3

Rural Resort Region 2004 Cost of Living Study

Table # 3

Profile # 3
Income: \$58,000
Homeowner: Family of four
Ownership: 3 bedroom unit: 1500 square feet
Condo or townhome

Location	Taxes	Personal Car	Housing	Goods & Services	Misc.	Total Costs	Housing compared to Std. U.S. (Percent)	Total Cost Compared to Std. US (Percent)
Standard City	\$9,304	\$10,457	\$8,175	\$19,487	\$10,577	\$58,000	100.0	100.0
Counties:								
Clear Creek County	\$8,380	\$11,703	\$14,347	\$18,249	\$10,577	\$63,256	175.5	109.1
Eagle County	\$6,264	\$11,430	\$28,331	\$18,950	\$10,577	\$75,552	346.6	130.3
Garfield County	\$8,057	\$11,464	\$16,521	\$18,874	\$10,577	\$65,493	202.1	112.9
Grand County	\$8,437	\$11,529	\$14,183	\$18,335	\$10,577	\$63,061	173.5	108.7
*Jackson County	\$9,024	\$11,371	\$8,637	\$18,249	\$10,577	\$57,858	105.7	99.8
*Lake County	\$8,858	\$11,430	\$11,163	\$18,952	\$10,577	\$60,980	136.6	105.1
Pitkin County	\$4,437	\$11,438	\$64,023	\$18,973	\$10,577	\$109,448	783.2	188.7
Summit County	\$7,050	\$11,430	\$23,112	\$18,974	\$10,577	\$71,143	282.7	122.7
Municipalities:								
Glenwood Springs	\$7,999	\$11,430	\$16,846	\$19,026	\$10,577	\$65,878	206.1	113.6
Granby	\$8,757	\$11,703	\$12,048	\$18,422	\$10,577	\$61,507	147.4	106.0
Gypsum	\$8,150	\$11,430	\$15,973	\$18,996	\$10,577	\$65,126	195.4	112.3
Rifle	\$8,957	\$11,371	\$10,292	\$18,909	\$10,577	\$60,106	125.9	103.6

* Substitution of Single Family Residence in Housing Category

Rural Resort Region 2004 Cost of Living Study

Table # 4

Profile # 4
Income: \$72,000
Homeowner: Family of four
Ownership: 3 or 4 bedroom unit: 1800 - 3000 square feet
Detached single family home

Location	Taxes	Personal Car	Housing	Goods & Services	Misc.	Total Costs	Housing compared to Std. U.S. (Percent)	Total Cost Compared to Std. US (Percent)
Standard City	\$11,480	\$10,457	\$24,766	\$23,955	\$1,342	\$72,000	100.0	100.0
Counties:								
Clear Creek County	\$11,128	\$11,703	\$23,255	\$22,430	\$1,342	\$69,858	93.9	97.0
Eagle County	\$8,458	\$11,430	\$41,469	\$23,264	\$1,342	\$85,963	167.4	119.4
Garfield County	\$10,667	\$11,464	\$26,230	\$23,171	\$1,342	\$72,874	105.9	101.2
Grand County	\$10,022	\$11,529	\$30,375	\$22,536	\$1,342	\$75,804	122.6	105.3
Jackson County	\$12,473	\$11,371	\$14,281	\$22,430	\$1,342	\$61,897	57.7	86.0
Lake County	\$11,585	\$11,430	\$20,353	\$23,268	\$1,342	\$67,978	82.2	94.4
Pitkin County	\$5,508	\$11,438	\$93,415	\$23,293	\$1,342	\$134,996	377.2	187.5
Summit County	\$10,172	\$11,430	\$30,029	\$23,295	\$1,342	\$76,268	121.3	105.9
Municipalities:								
Glenwood Springs	\$11,145	\$11,430	\$22,892	\$23,358	\$1,342	\$70,167	92.4	97.5
Granby	\$10,700	\$11,703	\$25,757	\$22,642	\$1,342	\$72,144	104.0	100.2
Gypsum	\$10,343	\$11,430	\$28,483	\$23,321	\$1,342	\$74,919	115.0	104.1
Rifle	\$11,751	\$11,371	\$18,802	\$23,215	\$1,342	\$66,481	75.9	92.3

Rural Resort Region 2004 Cost of Living Study

Table #5

Home Market Values

Profile #3: Income \$58,000: Condo/Townhome: 1,500 Sq. Ft.

1998	2001	2004	% increase 1998-2004		Index Comparisons		
					1998	2001	2004
\$81,900	\$85,600	\$96,700	18.1%	Standard City	100.0	100.0	100.0
Counties:							
\$178,500	\$195,600	\$214,300	20.1%	Clear Creek County	217.9	228.5	221.6
\$315,000	\$418,900	\$554,000	75.9%	Eagle County	384.6	489.4	572.9
\$209,500	\$236,700	\$259,200	23.7%	Garfield County	255.8	276.5	268.0
\$152,400	\$198,500	\$249,500	63.7%	Grand County	186.1	231.9	258.0
\$108,600	\$111,900	\$115,300	6.2%	Jackson County	132.6	130.7	119.2
\$129,000	\$145,800	\$164,800	27.8%	Lake County	157.5	170.3	170.4
\$770,900	\$999,200	\$1,109,300	43.9%	Pitkin County	941.3	1167.3	1147.2
\$263,100	\$339,300	\$377,900	43.6%	Summit County	321.2	396.4	390.8
Municipalities:							
\$215,800	\$243,600	\$252,600	17.1%	Glenwood Springs	263.5	284.6	261.2
\$147,800	\$167,000	\$188,800	27.7%	Granby	180.5	195.1	195.2
\$194,600	\$227,000	\$264,800	36.1%	Gypsum	237.6	265.2	273.8
\$122,200	\$138,100	\$151,000	23.6%	Rifle	149.2	161.3	156.2

Profile #4: Income \$72,000: Detached Single Family Home : 2,400 Sq. Ft.

1998	2001	2004	1998-2004		Index Comparisons		
					1998	2001	2004
\$250,700	\$283,500	\$287,000	14.5%	Standard City	100.0	100.0	100.0
Counties:							
\$222,700	\$290,200	\$350,500	57.4%	Clear Creek County	88.8	102.4	122.1
\$487,400	\$579,800	\$670,200	37.5%	Eagle County	194.4	204.5	233.5
\$322,600	\$349,200	\$440,000	36.4%	Garfield County	128.7	123.2	153.3
\$343,400	\$421,700	\$486,900	41.8%	Grand County	137.0	148.7	169.7
\$159,700	\$169,700	\$193,800	21.4%	Jackson County	63.7	59.9	67.5
\$233,900	\$248,600	\$283,900	21.4%	Lake County	93.3	87.7	98.9
\$972,200	\$1,390,900	\$1,706,200	75.5%	Pitkin County	387.8	490.6	594.5
\$352,700	\$404,100	\$516,900	46.6%	Summit County	140.7	142.5	180.1
Municipalities:							
\$282,300	\$305,600	\$385,000	36.4%	Glenwood Springs	112.6	107.8	134.1
\$334,500	\$355,600	\$406,000	21.4%	Granby	133.4	125.4	141.5
\$325,700	\$387,500	\$447,800	37.5%	Gypsum	129.9	136.7	156.0
\$227,100	\$241,500	\$276,100	21.6%	Rifle	90.6	85.2	96.2