



TOWN OF AVON

COMPREHENSIVE PLAN UPDATE

MARKET CONDITIONS

# Population and Household Trends

Between 2000 and 2014, Avon’s population grew by 15%. Avon added 823 residents during this time, while the county as a whole added 10,574 residents. These figures represent the permanent resident populations for these entities. Total population figures increase significantly during the winter and summer tourism seasons.

**Table 1  
Community Populations**

	1990	2000	2014	2000-2014	
				Change	% Growth
<b>Persons</b>					
Avon	1,798	5,561	6,384	823	15%
Basalt	1,128	2,681	3,891	1,210	45%
Eagle	<b>1,580</b>	3,032	6,511	3,479	115%
Edwards	-	8,257	9,385	1,128	14%
Gypsum	1,750	3,654	6,587	2,933	80%
Minturn	1,066	1,068	1,041	(27)	-3%
Red Cliff	297	289	268	(21)	-7%
Vail	3,659	4,531	5,280	749	17%
Eagle County	21,928	41,659	52,233	10,574	25%

**Table 2  
Community Households**

	1990	2000	2010	2000-2010	
				Change	% Growth
<b>Households</b>					
<b>Avon</b>	707	1,890	2,321	431	19%
Basalt	443	1,052	1,600	548	34%
Eagle	592	1,064	2,183	1,119	51%
Gypsum	602	1,150	2,009	859	43%
Minturn	398	399	420	21	5%
Red Cliff	91	109	117	8	7%
Vail	1,680	2,165	2,604	439	17%
Eagle County	8,354	15,148	19,236	4,088	21%

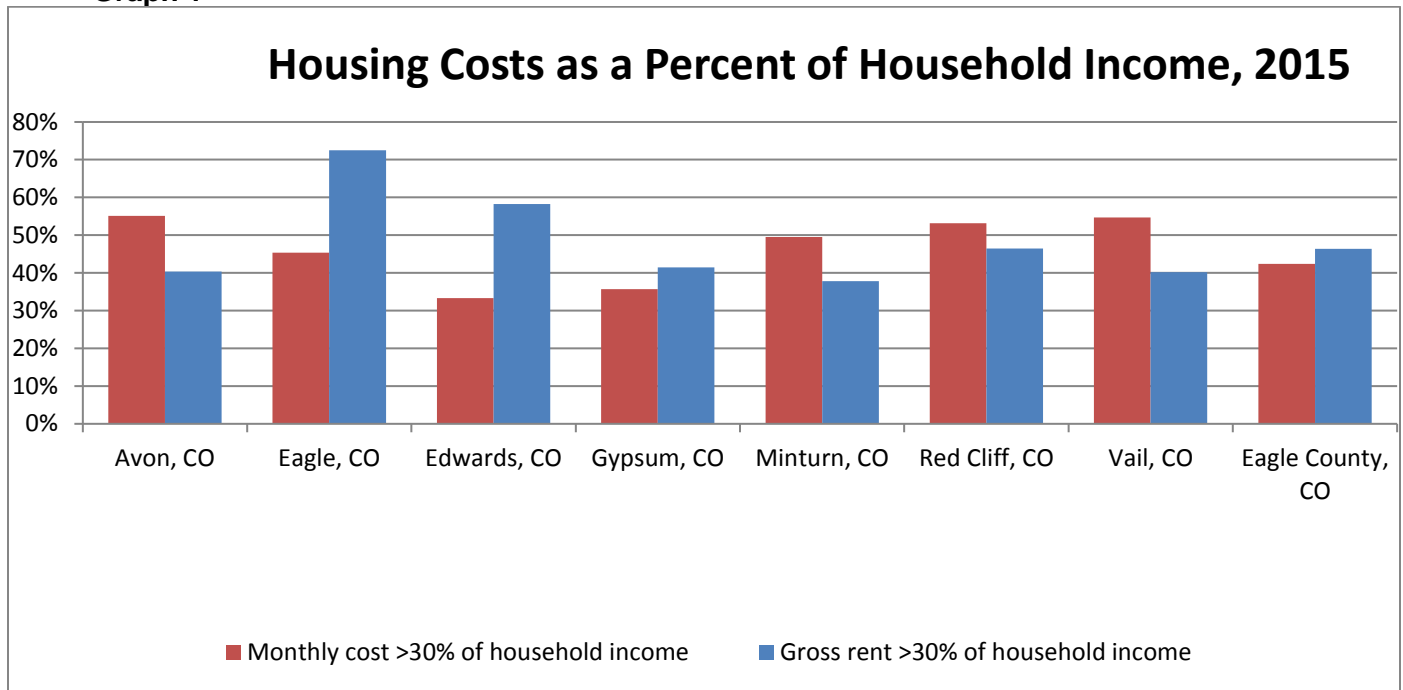
Source: U.S. Department of Commerce. 2016. Census Bureau, American Community Survey Office, Washington, D.C.; U.S. Department of Commerce. 2000. Census Bureau, Systems Support Division, Washington, D.C.

**Table 3  
Average Household Size**

Place	2000	2010
Avon	2.8	2.78
Eagle County	2.73	2.71
Colorado	2.54	2.49

Source: Colorado State Demographer

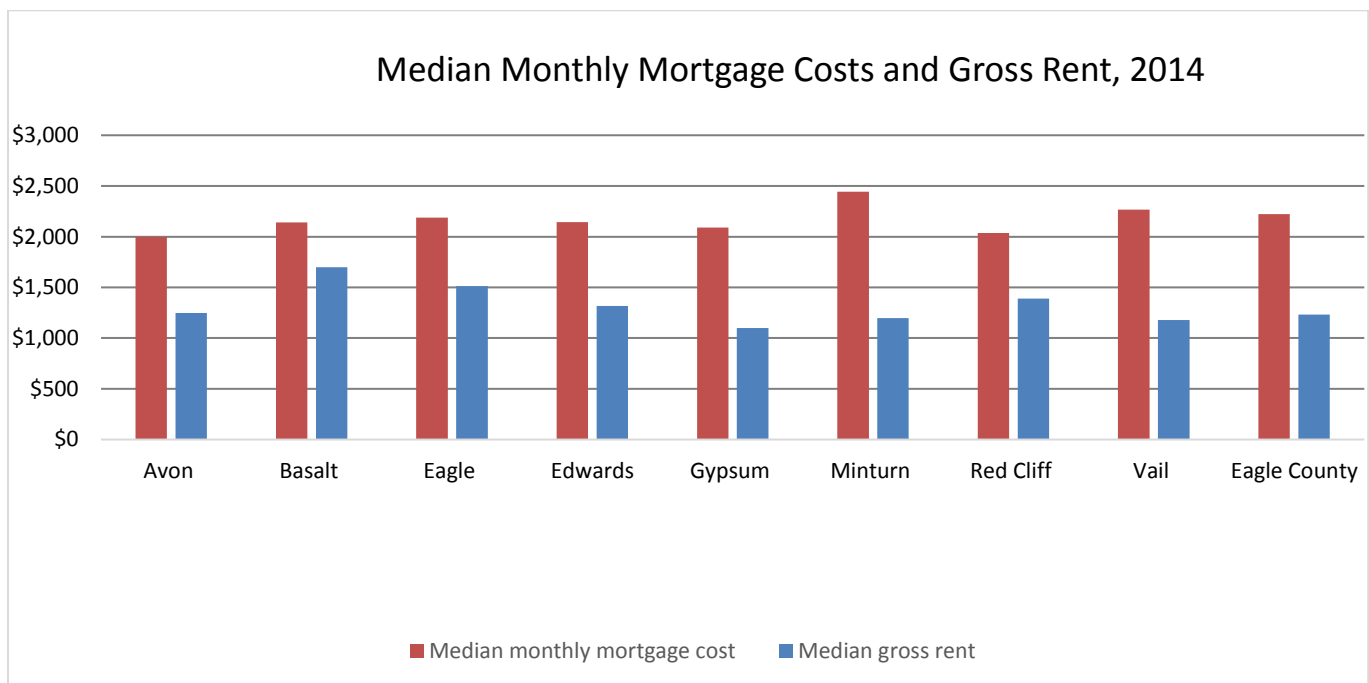
**Graph 1**



Source: U.S. Department of Commerce. 2016. Census Bureau, American Community Survey Office, Washington, D.C.

Graph 1 shows the percentage of households spending more than 30% of income on housing costs for area communities. A higher proportion of Avon households pay over 30% of their incomes to housing costs than other Eagle County communities.

**Graph 2**

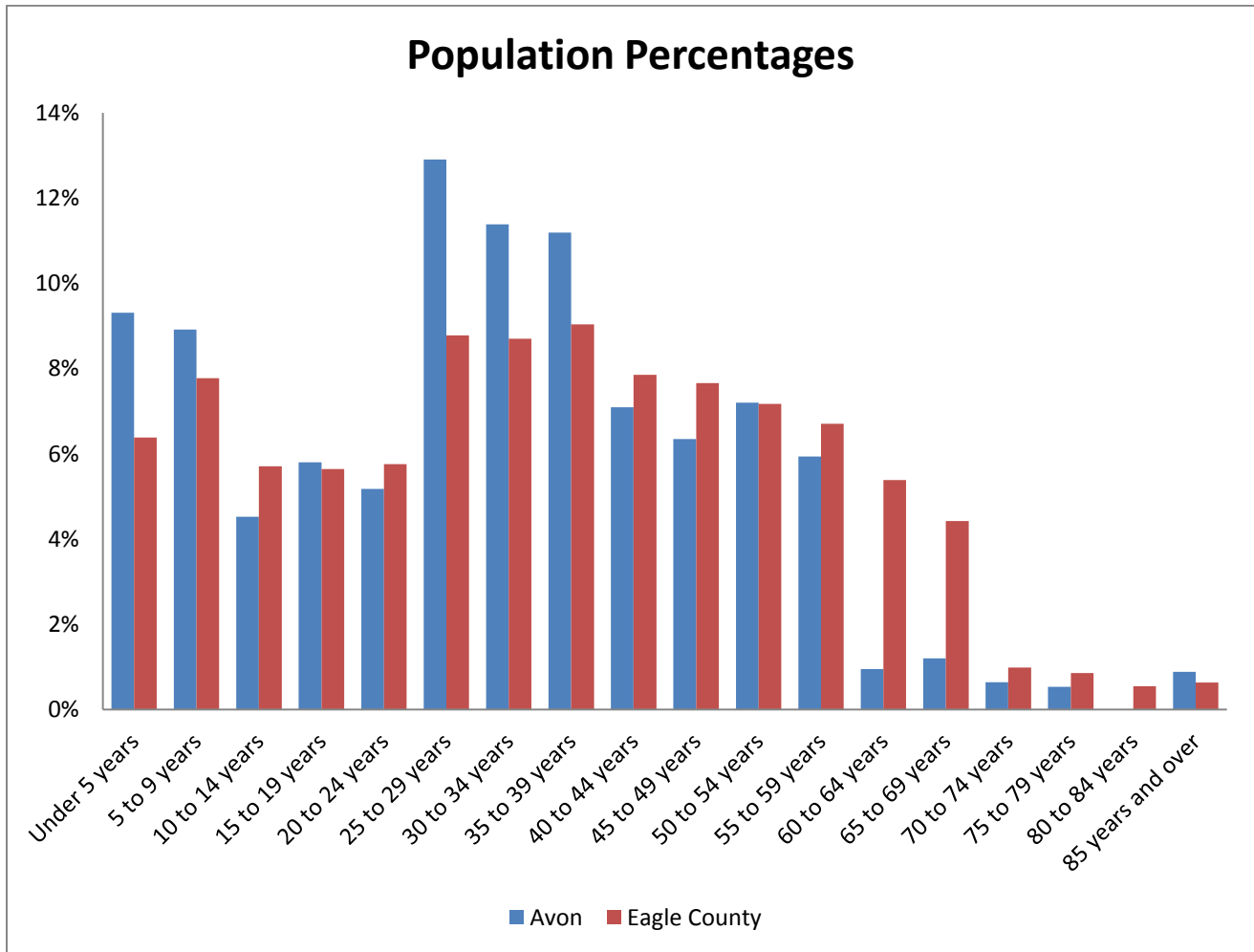


Source: Colorado State Demographer, 2015

Graph 2 shows the median costs of mortgage and rent for area communities.

## Population Characteristics

### Graph 3

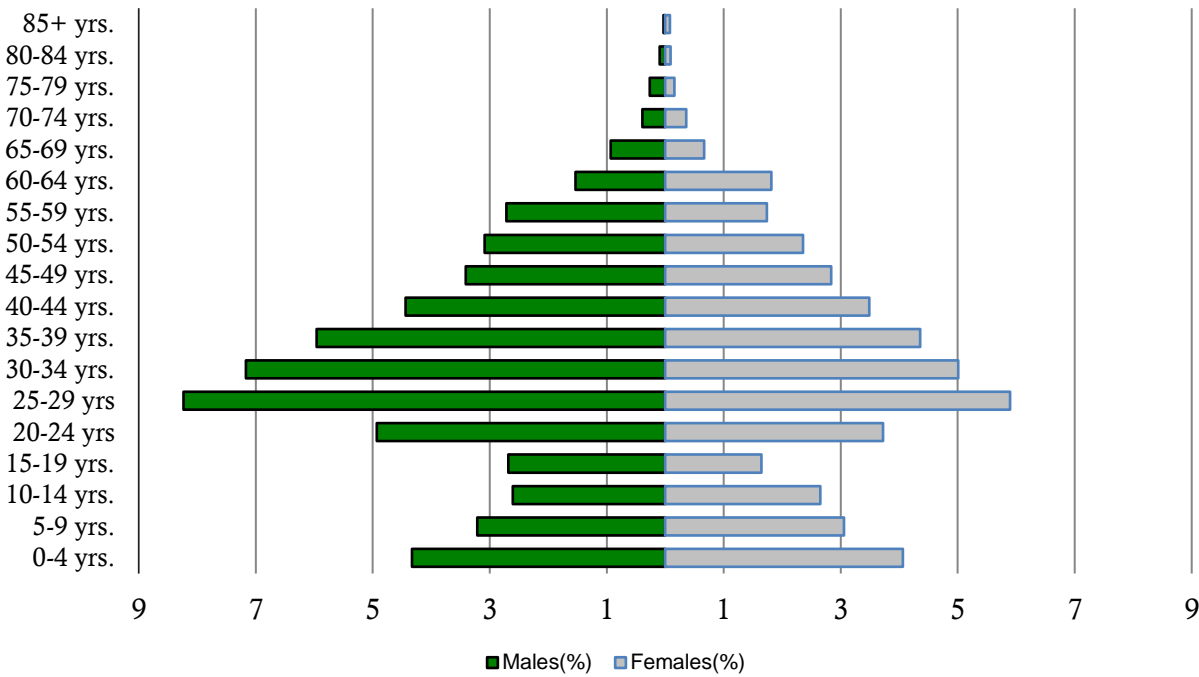


Source: US Census Bureau, 2014

The population distribution by age of Avon is generally younger than Eagle County.

**Graph 4**

## Avon Gender Distribution by Age



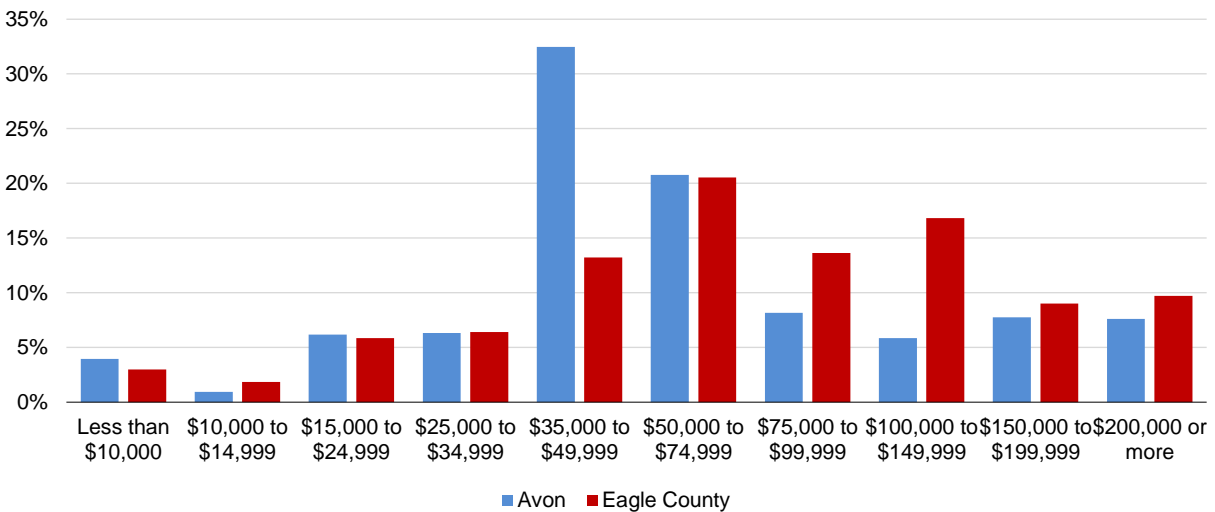
Source: US Census Bureau, 2014

Males constitute a larger proportion than females in almost every age group in Avon.

## Wealth and Income

**Graph 5**

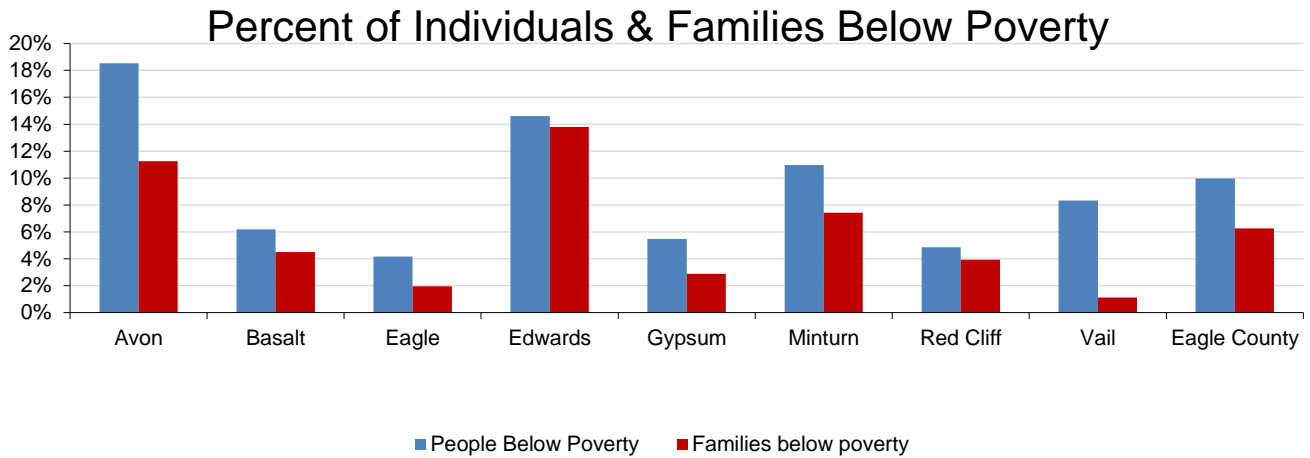
### Income Distribution



Source: Colorado State Demographer, 2014

Avon’s income distribution skews lower than in Eagle County as a whole, and almost 1/3 of household earns between \$35,000 and \$49,999. A smaller proportion of residents earn within the higher income categories than Eagle County.

**Graph 6**



Source: Colorado State Demographer, 2014

Compared to surrounding communities, Avon has a higher level of people living below the poverty line, and a high level of families living below the poverty line.

## Housing and Residential Construction

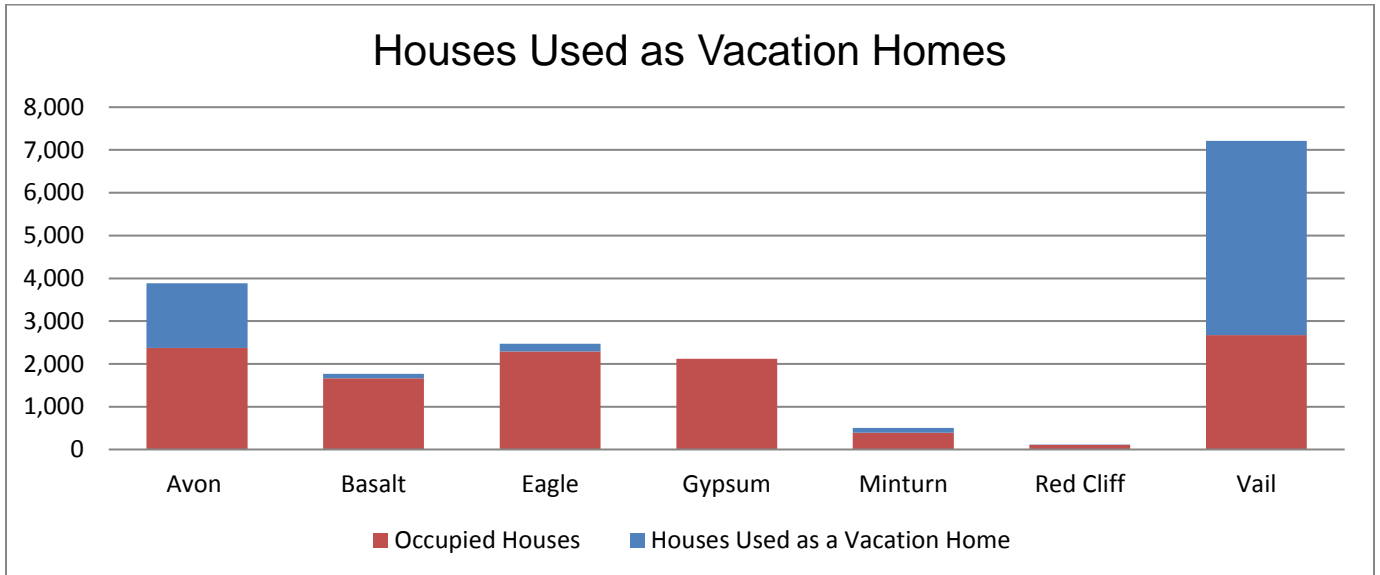
**Table 4**

History of New Construction in Avon				
Year	Total Permits	Commercial Valuation	Residential	
			Units	Valuation
2010	112	3,215,036.00	7	9,806,550.00
2011	125	922,600.00	9	8,412,190.00
2012	126	11,400,000.00	8	2,448,500.00
2013	159	27,121,876.00	12	9,027,760.00
2014	156	1,500,000.00	10	13,735,900.00
2015	153	14,336,000.00	10	697,000.00
2016*	67	8,144,544.00	3	623,000.00

Source: Town of Avon Community Development Department.

# Housing Tenure and Occupancy

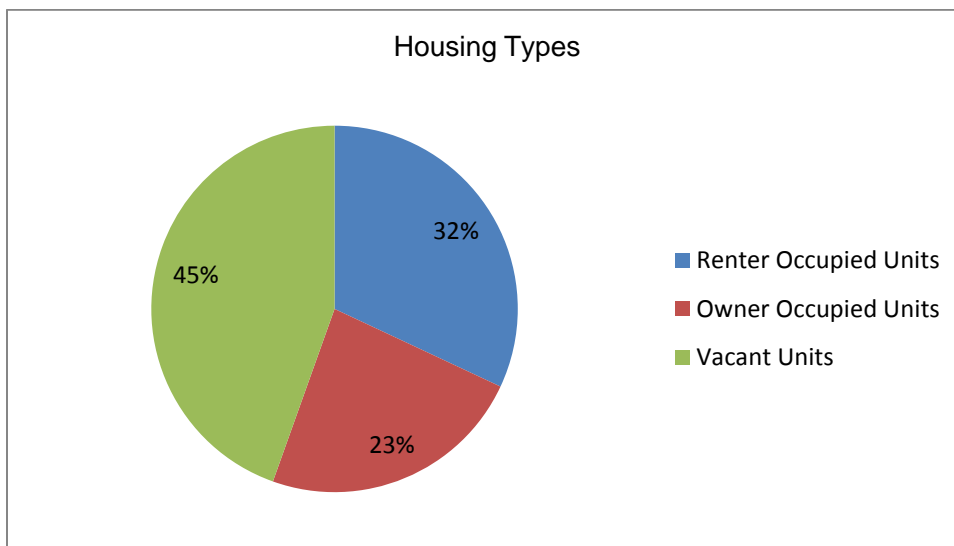
Graph 7



Source: American Community Survey 5 year estimate, 2014

An estimated 39% of houses in Avon are designated as vacation homes.

Graph 8

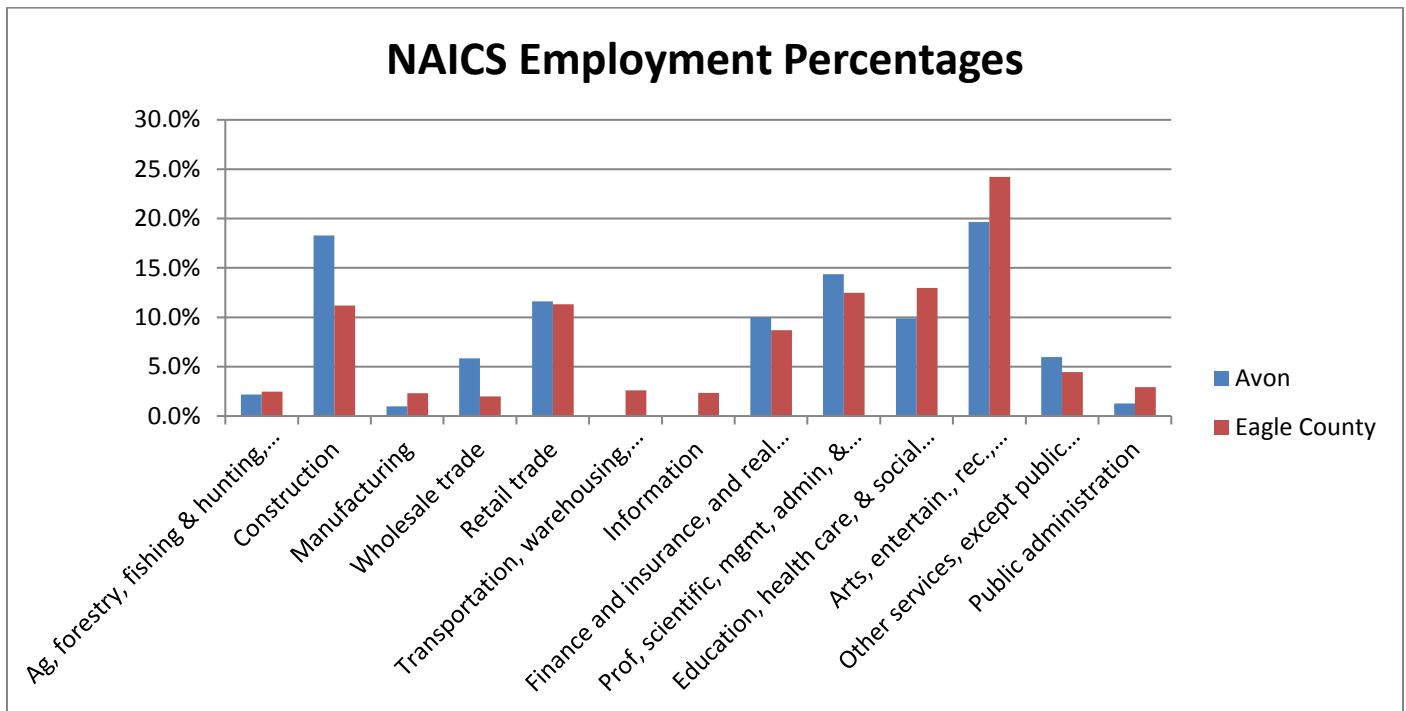


Source: American Community Survey 5 year estimate, 2014

Avon’s housing occupancy is made up of approximately 32% renter occupied units, 23% owner occupied units, and 45% vacant units, defined as no one living at the property at the time of the survey, unless the occupants are only temporarily absent.

# Employment Trends

## Graph 9



Source: Colorado State Demographer, 2014

The largest employment sectors in Avon are arts, entertainment, recreation, accommodation, & food; construction, education, health care, & social assistance; and finance and insurance, and real estate (FIRE). Avon has a lower portion represented in the manufacturing; transportation, warehousing, and utilities; and information industries.

## Principal Employers in the Town of Avon

Table 5

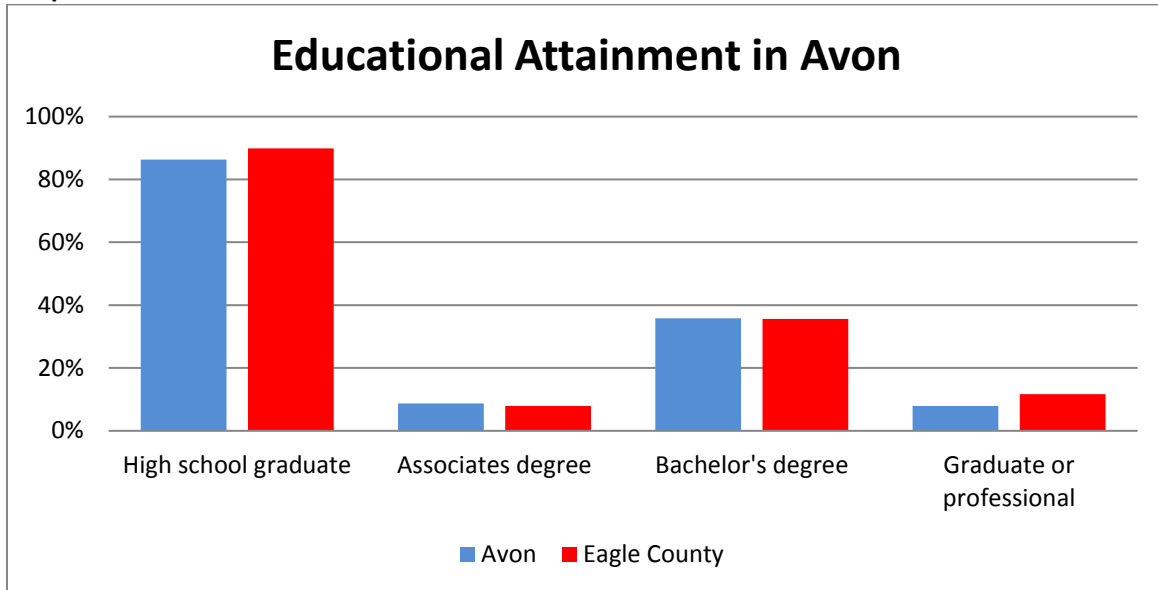
Employer	Product or Service	Estimated Number of Employees
Westin Riverfront Resort & Spa	Lodging	262
Wal-Mart	General Retail	250
Maya Mexican Restaurant	Restaurant	133
Home Depot	Home Improvement	130
City Market	Retail Grocery	130
Eagle River Water and Santiation	Utility	99
Christie Lodge	Lodging	84
Town of Avon	Local Government	82
Sheraton Mountan Vista	Lodging	75
Montana's Bar and Grill	Restaurant	25

Source: Individual employers and the Department of Labor as reported in the Town of Avon's 2015 Comprehensive Annual Financial Report.



# EDUCATION

Graph 10



Source: Colorado State Demographer, 2014

Educational attainment in Avon roughly mirrors that of the County, with a slightly smaller proportion of people achieving a high school diploma or graduate or professional degree.