

Home > Colorado > Eagle County > Eagle

# Eagle, CO eviction risk: Moderate

Eagle County · Population 7,442 · Ranked #259 of 479 in Colorado · Nationally in the 59th percentile

**Eagle, CO** scores **4.8/10** on the Eviction Risk Score — the moderate tier. The score blends nine independent sub-scores covering local, regional, and state political climate; economic stress; supply constraint; rent-control risk; eviction-process difficulty; tenant-organizing strength; and housing-court bias. Every input is sourced from public data — Census ACS, MIT Election Lab, BLS, and the state landlord-tenant statute — with no synthetic estimates.

EVICTION RISK SCORE · 2026
POLITICAL LEAN

4.8 / 10

Dem  
 +24.4% margin

MODERATE

|  |  |   |  |
|--|--|---|--|
| <b>Timeline</b><br><span style="color: red;">94d</span><br>filing → judgment | <b>Cost range</b><br><span style="color: red;">\$5.1-11.5k</span><br>legal + lost rent | <b>Average rent</b><br>\$1,820<br>42% stretched on rent | <b>Renters</b><br>27%<br>of households |
|--|--|---|--|

## The score in one paragraph

At **4.8/10**, Eagle sits in the **moderate** tier. Eviction proceedings move at a reasonable pace and the legal framework favors timely lease enforcement when properly documented. Continue standard screening protocols and stay current with state statute revisions, particularly any post-COVID just-cause expansions.

## 9-axis sub-score breakdown Higher = more tenant-protective conditions

| SUB-SCORE                   | VALUE | DISTRIBUTION |
|-----------------------------|-------|--------------|
| Local political climate     | 6.8   |              |
| Regional political climate  | 6.8   |              |
| State political climate     | 4.7   |              |
| Economic stress             | 3.9   |              |
| Supply constraint           | 7.8   |              |
| Rent-control risk           | 7.8   |              |
| Eviction-process difficulty | 4.8   |              |
| Tenant-organizing strength  | 6.7   |              |
| Housing-court bias          | 6.0   |              |
| Primary Eviction Risk Score | 4.8   | 9-axis mean  |

## How Eagle compares

Eagle, CO **4.8**

Eagle County **4.9**

Colorado average **5.9**

US national average **5.3**

**Eagle scores 4.8/10** — that's 0.5 points **below** the US national average (5.3) and ranks **#259 of 479** covered places in Colorado. Nationally, 59.4% of cities score lower than this one.

## Demographics & economic context

|                                 |                  |
|---------------------------------|------------------|
| Population                      | 7,442            |
| Renter share of households      | 26.7%            |
| Average gross rent              | \$1,820 / month  |
| Average household income        | \$103,850 / year |
| Share of income spent on rent   | 42.0%            |
| Poverty rate                    | 7.2%             |
| Unemployment rate               | 1.6%             |
| 2024 county presidential margin | +24.4%           |

Of every 100 households in Eagle, roughly **27** rent. The typical renter household earns \$103,850 a year and pays \$1,820 a month in rent — equivalent to **42%** of average household income. HUD classifies any household spending more than 30% of income on housing as "cost-burdened" and more than 50% as "severely cost-burdened" — Eagle sits **above the cost-burdened threshold**.

## Eviction cost & timeline detail

|  |                    |
|--|--------------------|
| Estimated all-in eviction cost (low)                   | <b>\$5,059</b>     |
| Estimated all-in eviction cost (high)                  | <b>\$11,549</b>    |
| Lost-rent share of total (typical)                     | ~60-75%            |
| Court filing + summons service fees                    | \$385 - \$610      |
| Sheriff lockout fee                                    | \$145 - \$200      |
| Attorney fees (contested cases)                        | \$1,500 - \$5,000+ |
| Typical timeline (filing → judgment)                   | <b>94 days</b>     |
| Post-eviction turnover (cleaning, repairs, re-leasing) | +30-60 days        |
| Tenant-prevailing outcome rate                         | 39.7%              |

In a typical eviction in Eagle, **lost rent is the dominant cost driver** — accounting for 60-75% of total expense. At the city's average rent of \$1,820/month ( $\approx$  \$61/day), every day of vacancy during the eviction process costs the landlord roughly \$61. A 94-day filing-to-judgment timeline followed by a 30-day turnover means 124 days of vacancy — \$5,703 in lost rent alone, before any other cost.

## Colorado statute snapshot

|                   |  |
|-------------------|--|
| Governing statute | C.R.S. § 38-12 (Tenants and Landlords) |
|-------------------|--|

|                                     |                        |
|-------------------------------------|------------------------|
| Just-cause eviction required        | <b>Yes</b> (statewide) |
| Typical uncontested timeline (high) | 45 days                |
| Typical contested timeline (high)   | 120 days               |

## Per-axis detail — what each sub-score actually measures

The Eviction Risk Score is an arithmetic mean of nine independent 0-10 sub-scores. Each is measuring something different about the local landlord-side legal and political environment. Below is what each one is and what Eagle's value reflects.

### Local political climate

6.8

2024 county presidential margin (MIT Election Lab, 2020 fallback). Reflects the local electorate's lean — strong-Dem counties tend to support stronger tenant ordinances; strong-Rep counties tend to favor faster, landlord-neutral eviction processes.

### Regional political climate

6.8

Population-weighted average of surrounding counties in the same metro area. Local rent-control fights almost always cluster regionally — adjacent counties with the same political lean produce coordinated policy waves.

### State political climate

4.7

Statewide presidential margin + legislative chamber composition. The state legislature controls preemption (whether cities CAN pass rent control), eviction notice periods, and just-cause requirements.

### Economic stress

3.9

Census ACS poverty rate combined with BLS LAUS unemployment. High economic stress correlates with higher eviction filing rates because rent-payment problems track joblessness more reliably than any other single signal.

### Supply constraint

7.8

Renter share × average gross rent. Constrained markets (low vacancy, high rent) produce both higher rent-burden and more aggressive tenant organizing, both of which raise eviction risk.

### Rent-control risk

7.8

National percentile of rent burden. Cities at the top of the rent-burden distribution are the most likely targets of new rent-stabilization ordinances within 1-2 legislative cycles.

### Eviction-process difficulty

4.8

Coded reading of state landlord-tenant statute: notice periods, response window, available defenses, just-cause coverage, mandatory mediation. Higher = longer, more procedural, more dismissal-prone.

### Tenant-organizing strength

6.7

Renter share weighted by political lean. Cities with majority-renter populations and tenant-friendly politics produce active tenant unions that escalate individual disputes and lobby for stronger protections.

### Housing-court bias

6.0

State-weighted disposition data + appellate posture. Some state housing courts apply procedural rules strictly against landlords (dismissals for minor notice defects); others apply them strictly against tenants.

## Quick answers

What is the eviction risk score for Eagle?

**4.8/10** — Moderate tier. The score is the arithmetic mean of nine sub-axes covering political climate (local, regional, state), economic stress, supply constraint, rent-control risk, eviction-process difficulty, tenant-organizing strength, and housing-court bias. Inputs are public ACS 2023 5-year data, 2024 county presidential margins (MIT Election Lab; 2020 fallback), BLS LAUS unemployment, and a coded reading of the Colorado landlord-tenant statute.

How long does an eviction take in Eagle?

Filing to judgment runs roughly **94 days** for a standard case. All-in cost runs **\$5,059-\$11,549** per case — that's legal fees, lost rent, sheriff lockout, plus post-eviction turnover. Contested cases (where the tenant files an Answer) add another 30-60 days. Cases where a tenant raises a habitability defense or files an appeal can run 4-6 months total.

What share of Eagle households rent?

**26.7%** of households are renter-occupied (ACS 2023 5-year, table B25008). About **42%** of average household income goes to rent at the city's average gross rent of **\$1,820/month** (ACS table B25064).

Is Eagle a landlord-friendly market?

Lower-risk tier (**4.8/10**). Default-judgment frequency is high when notices are served properly. Tenant-side appeals are rare, and the statute provides a clear path from notice to lockout.

What does "stretched on rent" mean?

HUD defines a household as "cost-burdened" if it spends more than 30% of income on housing, and "severely cost-burdened" above 50%. Eagle's value of **42.0%** measures the city-wide average from Census ACS 2023 5-year table B25071 (gross rent as a percentage of household income). The higher this number, the more financially fragile the average renter household, and the more likely a missed paycheck cascades into a rent default.

Who is this report for?

Landlords evaluating a market for an acquisition, property managers underwriting an existing portfolio, investors comparing submarkets, tenants researching their rights, and journalists/researchers covering local housing policy. Every number is reproducible from public sources cited at the back of this report. **No legal advice is provided** — consult a licensed attorney in Colorado for guidance specific to a particular property or dispute.

## Methodology

The primary Eviction Risk Score is computed as the arithmetic mean of nine sub-scores, each independently normalized to a 0-1 national percentile against the universe of 31,828 covered US cities, then multiplied by 10. Each sub-score is capped at [1.0, 10.0] before averaging to keep the headline number from being dragged to extremes by a single outlier axis.

$$\text{score} = (S_{\text{local}} + S_{\text{regional}} + S_{\text{state}} + S_{\text{economic}} + S_{\text{supply}} + S_{\text{rent-control}} + S_{\text{eviction-process}} + S_{\text{tenant-org}} + S_{\text{court-bias}}) \div 9$$

## REPRODUCIBILITY

Every input is sourced from a public dataset cited in the source registry below. To reproduce Eagle's score from scratch, pull the city's ACS variables from [data.census.gov](https://data.census.gov) (place GEOID), the county presidential margin from MIT Election Lab's CSV, and the state statute from the cited code section. The full computation lives at [evictionriskmap.com/methodology/](https://evictionriskmap.com/methodology/) and the per-city payload is available as JSON at [evictionriskmap.com/api/v1/cities/{id}.json](https://evictionriskmap.com/api/v1/cities/{id}.json).

## CONFIDENCE & UNCERTAINTY

ACS 5-year estimates for places with population under ~25,000 carry meaningful margins of error — we suppress the score entirely for places under 5,000 and add a wide confidence band for places 5,000–25,000. Presidential margins use county-level returns (the most granular level published consistently for every US county) so they uniformly under-represent within-county political variation in large metros. The eviction-process sub-score is a coded reading of statute text; it does not attempt to measure within-state judicial variation.

## Source registry

| SOURCE  | COVERAGE   | VINTAGE                    |
|---|--|----------------------------|
| US Census ACS 5-year (B17001, B19013, B25008, B25064, B25071) | Poverty, income, renter share, rent, rent burden | 2023                       |
| US Census Gazetteer   | Place + county geometry, FIPS codes              | 2024                       |
| MIT Election Lab  | County presidential margin                       | 2024 (2020 fallback)       |
| BLS Local Area Unemployment Statistics                        | City-level unemployment rate                     | Latest available           |
| Colorado landlord-tenant statute                              | Notice periods, just-cause, rent caps, timelines | 2026 reading               |
| HUD cost-burden thresholds                                    | 30% / 50% income-on-rent benchmarks              | Codified                   |
| NGP-EvictStats scoring formula                                | 9-axis Eviction Risk Score                       | Current production version |

## Disclaimer

This report is informational only. The Eviction Risk Score is descriptive of measurable inputs (Census demographics, voting history, statute structure) — it is not a prediction for any individual property, tenant, or dispute. It does not constitute legal, financial, or investment advice. Eviction outcomes depend heavily on case-specific facts (notice service quality, tenant defenses, judicial assignment) that no aggregate score can capture. Before taking any action on a specific property or tenancy, consult a licensed Colorado attorney.

All public-source citations above are non-exclusive: anyone can reproduce the Eviction Risk Score by pulling the same source data and applying the methodology published at [evictionriskmap.com/methodology/](https://evictionriskmap.com/methodology/). NextGen Properties publishes EvictionRiskMap.com as a free research tool; we do not sell the underlying data and we do not warrant the score's fitness for any particular purpose.

## ABOUT NEXTGEN PROPERTIES

NextGen Properties is a licensed real estate brokerage and full-service property-management firm. We own and operate a portfolio of single-family rentals and small multifamily buildings across the West and South, and we publish **EvictionRiskMap.com** as a free research tool for landlords, tenants, and investors evaluating local rental markets. Our team blends 20+ years of operational landlord experience with original data work — we ingest, validate, and combine public datasets (US Census ACS, BEA, Princeton Eviction Lab, CDC SVI, FRED) so customers can underwrite a market in minutes rather than weeks.

### WHAT WE DO

Full-service property management for landlords (leasing, maintenance, accounting, legal coordination) · Pre-purchase market diligence reports for investors · Free public risk data and methodology at [evictionriskmap.com](https://evictionriskmap.com)

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