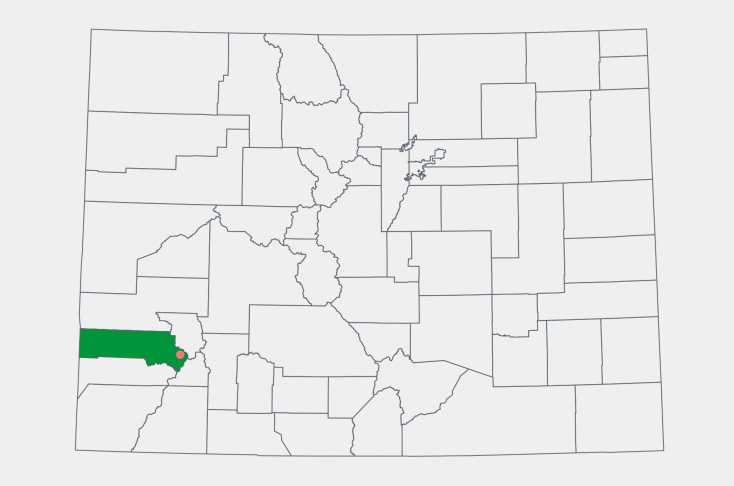
State Demography Office Colorado Demographic Profile

Print Date: 07/08/2022

Community Profile for Telluride

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

	Telluride	San Miguel County	Colorado
Population (2020)+	2,608	8,068	5,782,914
Population Change (2010 to 2020)+	289	712	732,582
Total Employment (2020)+	4,015	7,023	3,300,173
Median Household Income^	$68,878	$66,898	$75,231
Median House Value^	$415,100	$448,900	$369,900
Percentage of Population with Incomes lower than the Poverty Line^	13.9%	10.4%	9.8%
Percentage of Population Born in Colorado^	21.4%	28.0%	42.3%

+Source: State Demography Office
^Source: U.S. Census Bureau, 2016-2020 American Community Survey, Print Date: 07/08/2022

Population Trends

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

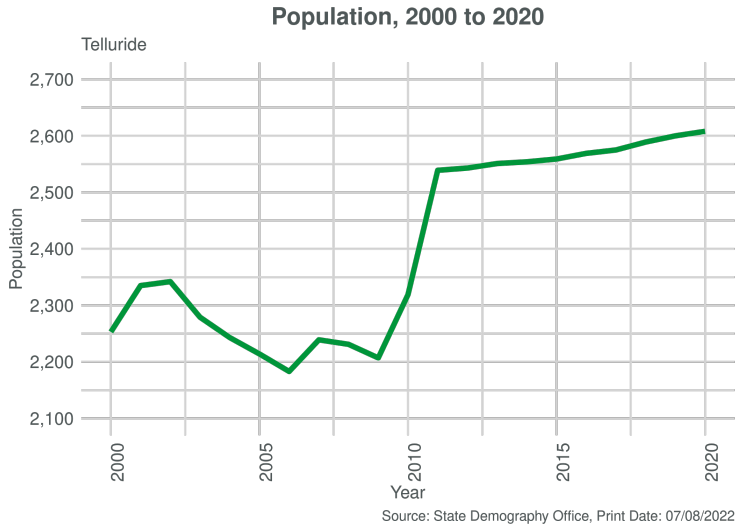
Table 2: Population Growth Rate

	Telluride		San Miguel County		Colorado	
Year	Population	Growth Rate	Population	Growth Rate	Population	Growth Rate
1990	1,309		3,653		3,294,473	
1995	1,912	7.9%	5,489	8.5%	3,811,074	3.0%
2000	2,253	3.3%	6,615	3.8%	4,338,801	2.6%
2005	2,214	-0.3%	7,045	1.3%	4,662,534	1.4%
2010	2,319	0.9%	7,356	0.9%	5,050,332	1.6%
2015	2,559	2.0%	7,825	1.2%	5,446,594	1.5%
2020	2,608	0.4%	8,068	0.6%	5,782,914	1.2%

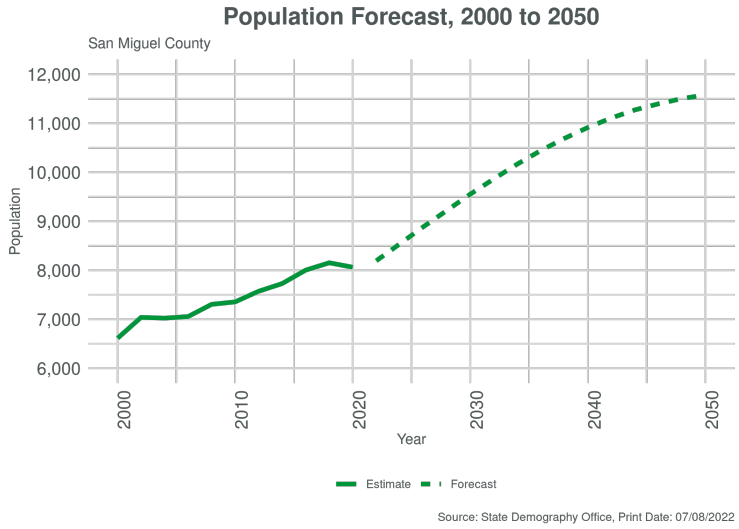
Note:
Source: State Demography Office, Print Date: 07/08/2022

At the end of 2020 the estimated population of Telluride was 2,608, an increase

of 49 over the population in 2015. The growth rate for Telluride between 2015 and 2020 was 0.4 percent compared to 0.6 percent for San Miguel County and 1.2 percent for the State of Colorado.

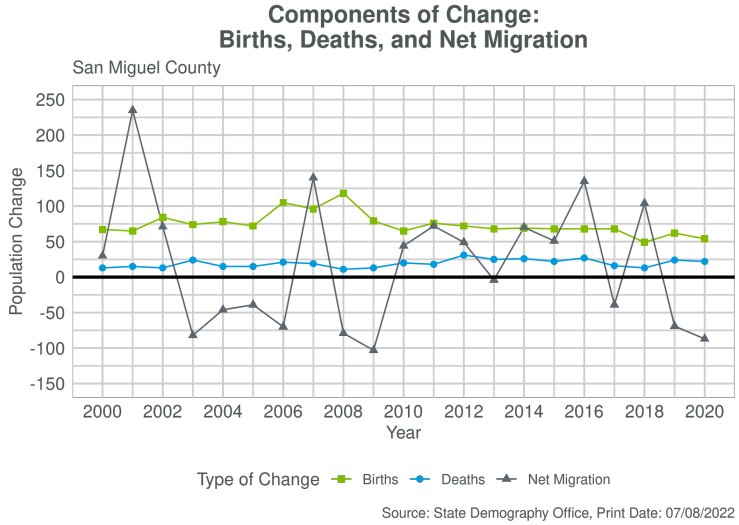


The population of San Miguel County is forecast to reach 8,063 by 2020 and 10,914 by 2040. Overall, the growth rate for San Miguel County is expected to increase between 2020 and 2040. Between 2010 and 2020 the forecast growth rate was 0.9 percent, between 2020 and 2030 the forecast growth rate is 1.7 percent, while the forecast growth rate between 2030 and 2040 is 1.3 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.

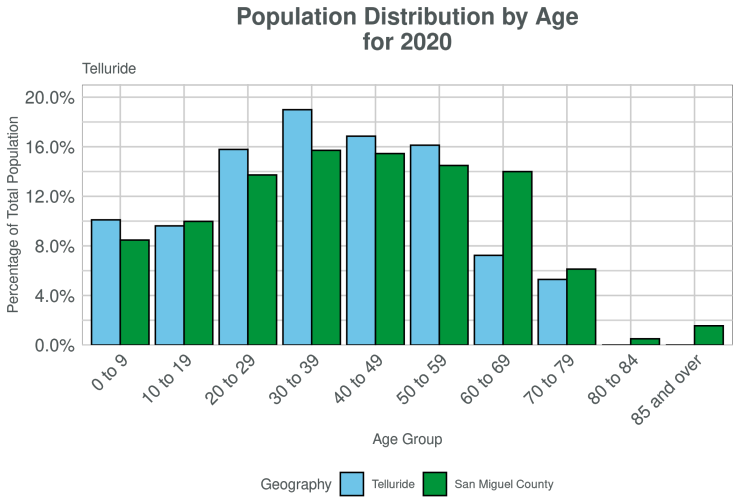


Over the past five years, between 2016 and 2020, the population of San Miguel County has increased by 243 people. The total natural increase (births - deaths) over this period was 245 and the total net migration (new residents who moved in minus those who moved out) was 95. Note: Components of Change 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.

The age distribution of the population of Telluride and San Miguel County are shown here.



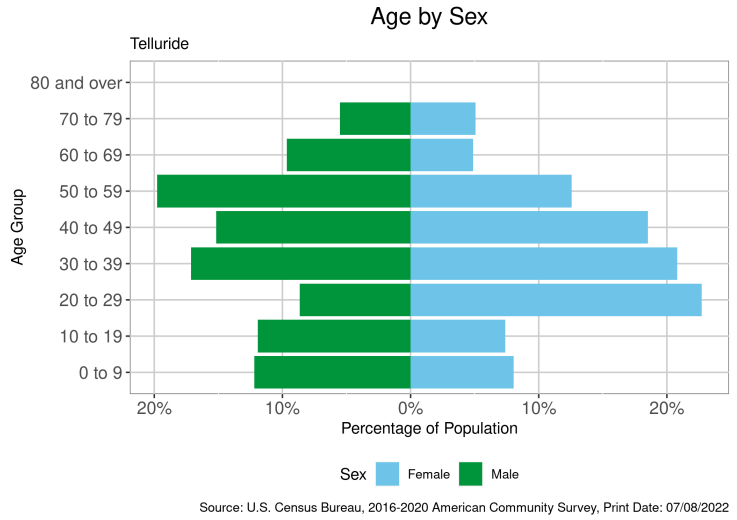
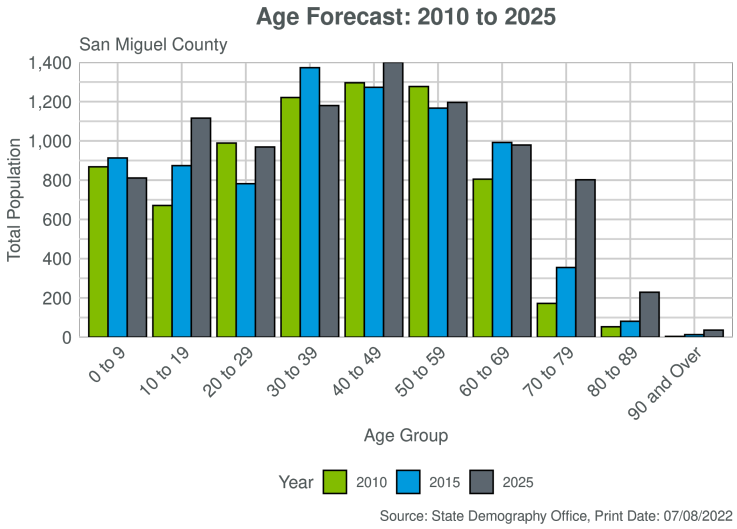


Table 3: Median Age by Sex Comparison

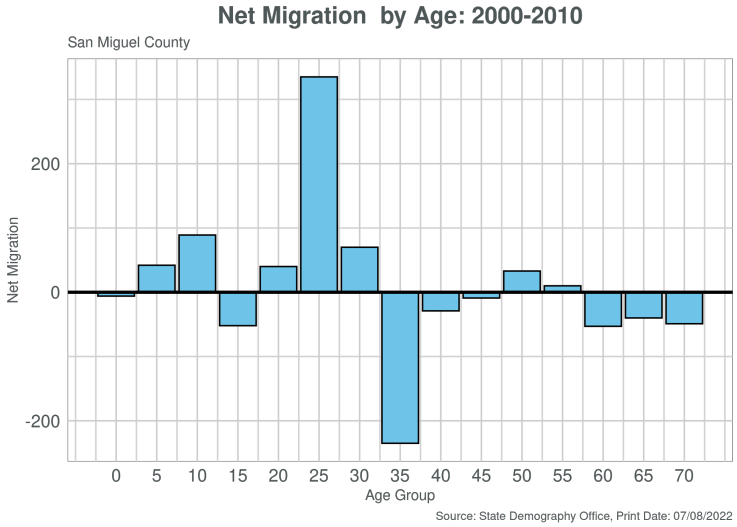
	Telluride		San Miguel County			
Sex	Median Age	MOE	Median Age	MOE	Signficant	Direction
Total	35.3	4.2	42.1	1.1	Yes	Younger
Male	42.0	12.8	43.0	0.8	No	
Female	32.9	5.6	40.7	1.8	Yes	Younger

Note:
Source: U.S. Census Bureau, 2016-2020 American Community Survey, Print Date: 07/08/2022

The median age of Telluride is 7.8 years younger than San Miguel County. Women in Telluride are significantly younger than women in San Miguel County but men are not significantly older or younger than men in the county.



The changing age distribution of the population of San Miguel County for the period from 2010 through 2025 is shown here. The changes in proporion of different groups can highligh 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.



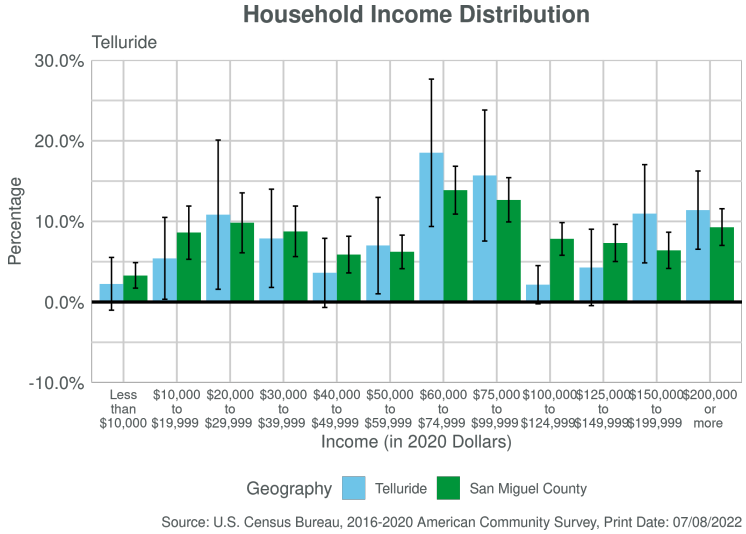
This plot shows the net migration by age in San Miguel County. Colorado typically draws many young adults as migrants. Areas with colleges and resorts

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 Telluride. The bars on the plots show the width of the 90 percent confidence interval. Categories where the bars do not overlap are significantly different.

Household Income The household income distribution plot compares Telluride to household incomes for San Miguel 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.



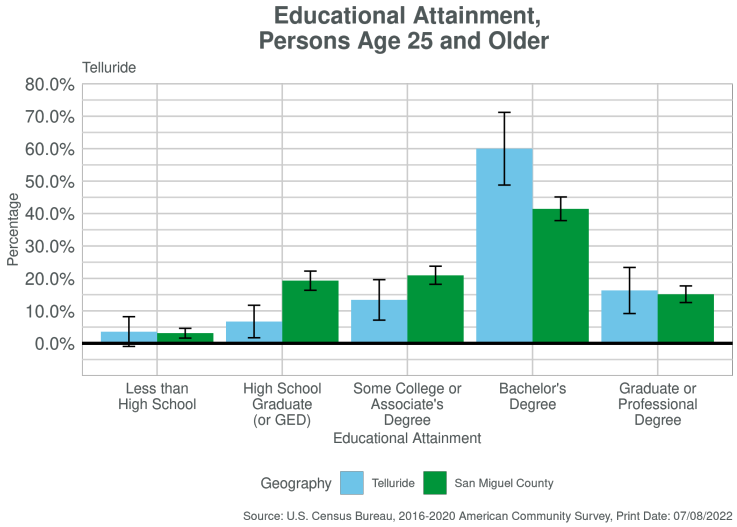
The Houselold Income Source(s) Table shows household income sources and amounts for housholds in San Miguel County. Households will have multiple sources of income, so this table is not mutually exclusive. Mean income values reflect values from the cited source.

Table 4: Household Income Source(s)

San Miguel County				
	Total Households		Mean Income	
Income Source	Estimate	MOE	Estimate	MOE
All Households	3,604	180	$85,139	$ 8,904
With earnings	85.9%	5.5%	$93,696	$11,470
With interest, dividends or net rental income	23.2%	3.7%	$60,665	$23,266
With Social Security income	20.1%	2.4%	$21,551	$ 2,884
With Supplemental Security Income (SSI)	1.7%	1.1%	$12,779	$ 8,615
With cash public assistance income	1.8%	1.0%	$ 5,080	$ 6,176
With retirement income	6.3%	2.1%	$29,353	$11,600

Note:
Source: U.S. Census Bureau, 2016-2020 American Community Survey, Print Date: 07/08/2022

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



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

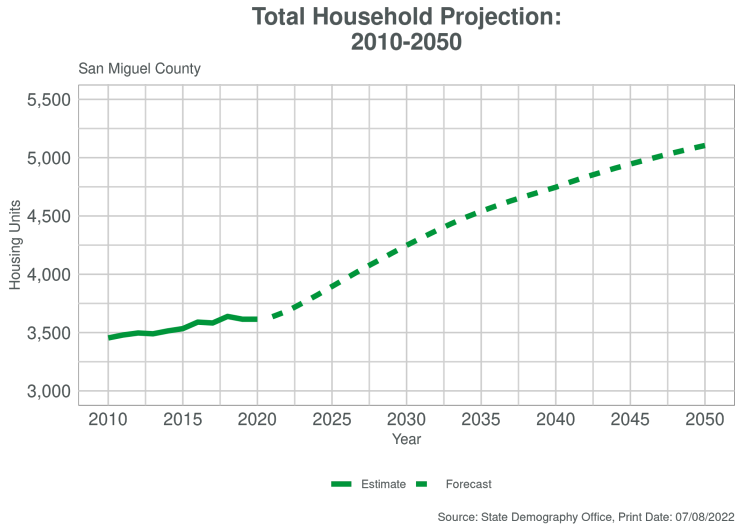
Table 5: Race Trend

	Telluride			San Miguel County		
Race	2000	2010	2020	2000	2010	2020
Hispanic	7.2%	9.4%	14.7%	6.7%	8.6%	10.9%
Non-Hispanic	92.8%	90.6%	85.3%	93.3%	91.4%	89.1%
Non-Hispanic White	89.6%	87.3%	80.3%	90.4%	88.5%	85.5%
Non-Hispanic Black	0.2%	0.3%	0.0%	0.2%	0.3%	0.0%
Non-Hispanic Native American/Alaska Native	0.8%	0.4%	0.5%	0.7%	0.4%	0.9%
Non-Hispanic Asian	0.7%	1.1%	3.3%	0.7%	0.7%	1.4%
Non-Hispanic Native Hawaiian/Pacific Islander	0.0%	0.0%	0.0%	0.1%	0.1%	0.0%
Non-Hispanic Other	0.5%	0.1%	0.0%	0.4%	0.1%	0.2%
Non-Hispanic, Two Races	1.1%	1.4%	1.2%	0.9%	1.3%	1.0%
Total Population	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%

Note:
Sources
[1] 2000: 2000 Census
[2] 2010: 2010 Census
[3] 2020: Source: U.S. Census Bureau, 2016-2020 American Community Survey, Print Date: 07/08/2022

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 San Miguel 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: Telluride, 2020

Telluride	
Housing Type	Value
Total Housing Units	2,271
Occupied Housing Units	1,207
Vacant Housing Units	1,064
Vacancy Rate	46.9%
Total Population	2,608
Household Population	2,608
Group Quarters Population	0
Persons per Household	2.16

Note:
Source: State Demography Office, Print Date: 07/08/2022

Table 7: Characteristics of Housing Units

	Telluride				
	Owner-Occupied Units		Rental Units		All Units
Housing Unit Type	Units	Percent	Units	Percent	Units
All Housing Units	377	42.6%	509	57.4%	886
Single Unit Buildings	247	60.5%	161	39.5%	408
Buildings with 2 to 4 Units	52	36.4%	91	63.6%	143
Buildings with 5 or More Units	78	23.3%	257	76.7%	335
Mobile Homes	0		0		0
RVs, Boats, Vans, Etc.	0		0		0
Median Year of Construction	1976		1981		1978
Average Number of Persons Per Household	2.07		2.51		2.32

Note:
Source: U.S. Census Bureau, 2016-2020 American Community Survey, Print Date: 07/08/2022

Table 8: Comparative Housing Values

Variable	Telluride	San Miguel County
	Value	Value
Median Value of Owner-Occupied Households (Current Dollars)	$415,100	$448,900
Percentage of Owner-Occupied Households paying 30% or more of income on housing	22.8%	26.7%
Percentage of Owner-Occupied Households paying 30-49% of income on housing	15.1%	12.5%
Percentage of Owner-Occupied Households paying 50% or more of income on housing	7.7%	14.2%
Median Gross Rent of Rental Households (Current Dollars)	$1,470	$1,146
Percentage of Rental Households paying 30% or more of income on housing	55.2%	42.5%
Percentage of Rental Households paying 30-49% of income on housing	17.5%	18.6%
Percentage of Rental Households paying 50% or more of income on housing	37.7%	23.9%

Note:

Source: U.S. Census Bureau, 2016-2020 American Community Survey, Print Date: 07/08/2022

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.The Commuting diagram identifies three groups of people:

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

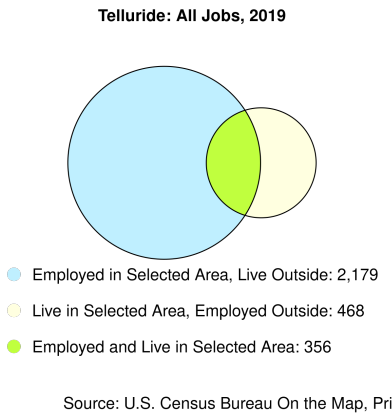
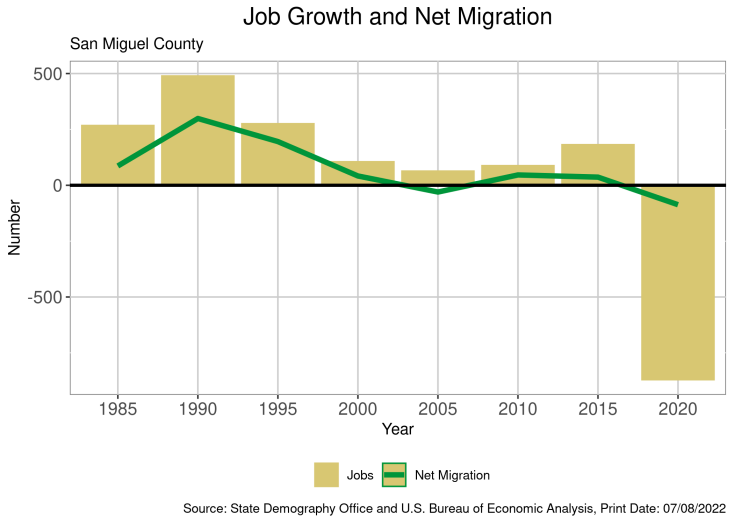


Table 9: Commuting Patterns for Telluride

Location	Count	Percent
Employees in Telluride living elsewhere		
Telluride CCD (San Miguel CO)	411	22.2%
Mountain Village town CO	272	14.7%
Montrose city CO	127	6.9%
Montrose CCD (Montrose CO)	61	3.3%
Norwood CCD (San Miguel CO)	52	2.8%
Ouray CCD (Ouray CO)	44	2.4%
Durango city CO	43	2.3%
Denver city CO	37	2.0%
Ophir town CO	28	1.5%
Nucla CCD (Montrose CO)	27	1.5%
Other Municipalities/Places	751	40.5%
Telluride CCD (San Miguel CO)	512	23.5%
Mountain Village town CO	**297**	**13.6%**
Montrose city CO	137	6.3%
Norwood CCD (San Miguel CO)	78	3.6%
Montrose CCD (Montrose CO)	72	3.3%
Ouray CCD (Ouray CO)	55	2.5%
Norwood town CO	54	2.5%
Denver city CO	44	2.0%
Ophir town CO	35	1.6%
Ouray city CO	34	1.6%
Other Municipalities/Places	861	39.5%
Total	4,032	200.0%
Residents of Telluride working elsewhere		
Mountain Village town CO	162	37.5%
Telluride CCD (San Miguel CO)	45	10.4%
Grand Junction city CO	25	5.8%
Denver city CO	15	3.5%
Durango city CO	6	1.4%
Ridgway town CO	6	1.4%
Colorado Springs city CO	5	1.2%
Pueblo city CO	5	1.2%
Cortez city CO	4	0.9%
Lakewood city CO	4	0.9%
Other Municipalities/Places	155	35.9%
Mountain Village town CO	191	40.8%
Telluride CCD (San Miguel CO)	54	11.5%
Denver city CO	21	4.5%
Colorado Springs city CO	8	1.7%
Aurora city CO	7	1.5%
Grand Junction city CO	7	1.5%
Durango city CO	6	1.3%
Lakewood city CO	5	1.1%
Norwood CCD (San Miguel CO)	5	1.1%
Pueblo city CO	5	1.1%
Other Municipalities/Places	159	34.0%
Total	900	200.0%

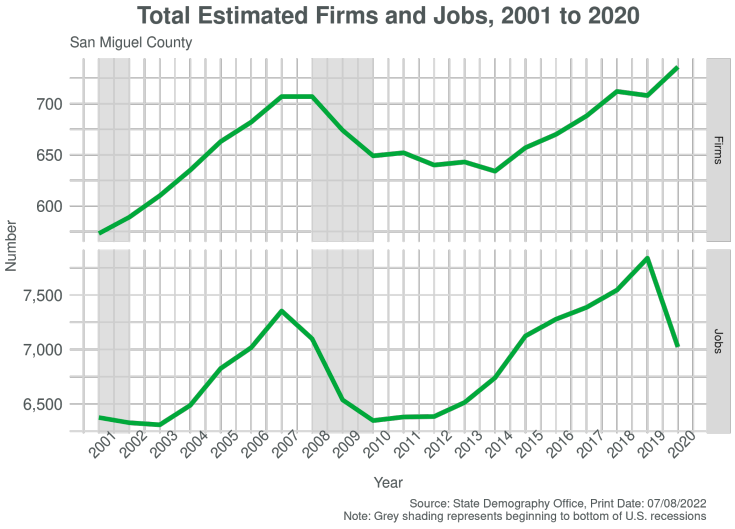
Note:
Source: U.S. Census Bureau On the Map, Print Date: 07/08/2022



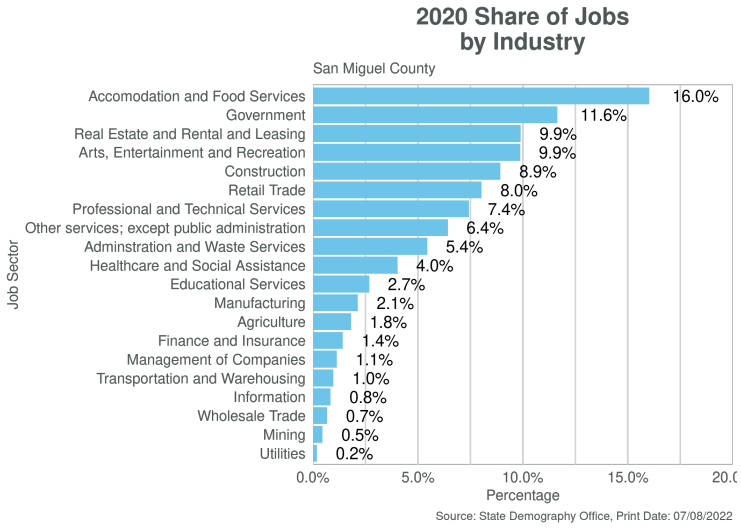
The Job Growth and Net Migration plot shows the relationship between job gowth and migration in San Miguel County. Generally, migration patterns follow changes in job growth demand.

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 Firms and Jobs series created by the SDO gives a comprehensive look at the number of firms and jobs located within San Miguel 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 San Miguel County. The relative rank of high-paying sectors, such as mining, information and finacial and insurance services versus mid-range jobs (e.g., contsruction, health casre and government) and lower-paying industrices such as retail trade and accomodation and food services, will have an impact on a counties' overall economic health.

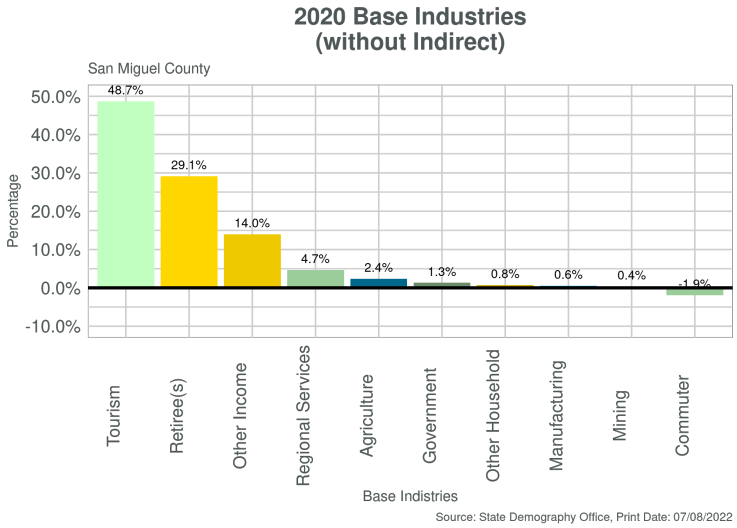


Table 10: Jobs by Sector: San Miguel County, 2020

Employment Type	Number of Jobs	Percentage
Direct Basic Employment	7,840	102.9%
Indirect Basic Employment	1,130	14.8%
Local Services Employment	-1,356	-17.8%
Total Employment	7,615	100.0%
Total Population, 16+	0	

Note:

Source: State Demography Office, Print Date: 07/08/2022

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.

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

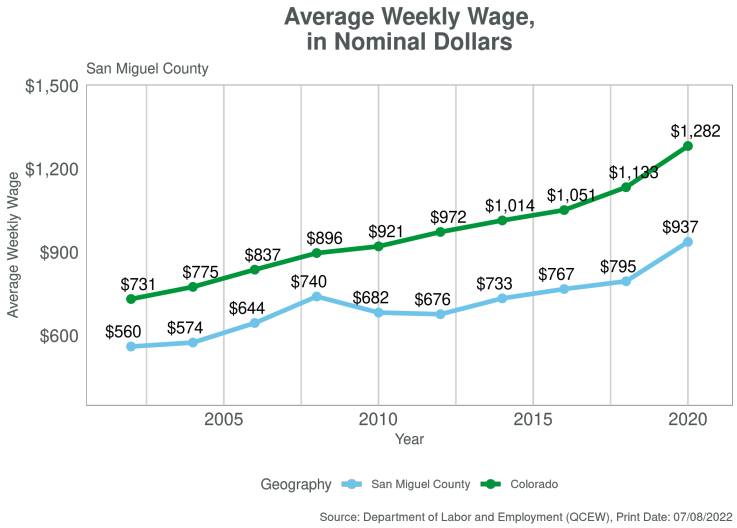
population, labor force, housing demand, and household income. Important questions to ask include; What is the current forecast for job growth based on the current industry mix? What types of jobs are forecast to grow? What are the wages for those jobs? What are the labor force trends for the community? Is the labor force expected to grow or slow down?

Table 11: Jobs and Population Forecast

San Miguel County					
Year	Type	Jobs	Annual Growth Rate: Jobs	Population	Annual Growth Rate: Population
2010	Estimate	6,347		7,356	
2015	Estimate	7,124	5.7%	7,823	1.2%
2020	Estimate	7,023	-10.4%	8,063	-0.8%
2025	Forecast	8,160	1.6%	8,718	2.1%
2030	Forecast	8,777	1.4%	9,554	1.8%
2035	Forecast	9,401	1.3%	10,315	1.4%
2040	Forecast	9,965	1.1%	10,914	1.0%

Note:
Source: State Demography Office, Print Date: 07/08/2022

The total jobs forecast and population forecast are for San Miguel 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.



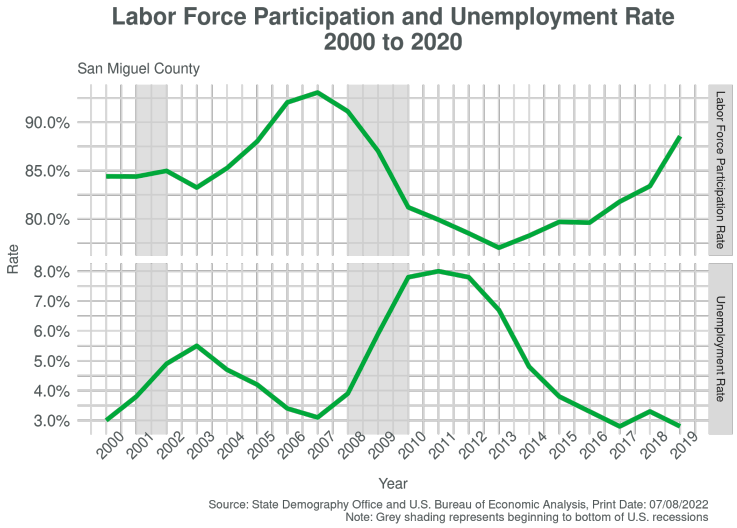
The unajdusted (nominal) average weekly wages for San Miguel County and Colorado are shown here. The gain or loss of a major employer such as a mine or a hospital can have a significant impact on a county's average weekly wage. These wages are shown only for jobs located within that county and do not 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 table compares the forecast residential labor force to the forecast population of person age 16 and older for San Miguel County.

Table 12: Forecast Resident Labor Force and Population, Age 16 +

San Miguel County					
Year	Type	Labor Force	Annual Growth Rate: Labor Force	Persons Age 16+	Annual Growth Rate: Persons Age 16+
2010	Estimate	4,914		6,025	
2015	Estimate	4,957	1.7%	6,328	1.1%
2025	Forecast	6,171	2.1%	7,931	2.6%

Note:
Source: State Demography Office, Print Date: 07/08/2022



The labor force participation and employment plot compares the percentage of persons age 16 and older in the labor force to the unemployment rate. The pattern of labor force partipation and unemployment in San Miguel County are closely related. The downward trend in labor force partipation is related to the aging patterns in the county, along with the availability and character of employment. Additionally, as unemployment falls, the incentive for people to enter the labor force increases.