High Country Values: Beyond the Headline Numbers?

A closer look at how price appreciation is evolving in Colorado's premier mountain resort communities.

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THE DATA

4.5%

Price Per Sq Ft Growth

Average price per square foot in primary resort towns showed a moderate increase over the last 12 months.

While overall median prices in Colorado's high country resort counties increased by 6.8% year-over-year in Q2 2026, the average increase in price per square foot in ultra-luxury resort towns like Aspen and Vail indicates a more refined market appreciation. This suggests a discerning buyer base and potentially a recalibration in certain high-end segments.

Source: CU Boulder Klump Center for Real Estate · Published July 15, 2026

01

Nuanced Growth in Luxury Segments

The High Country luxury market is demonstrating a more selective form of appreciation, focusing on intrinsic value and unique property attributes. This contrasts with broader market trends and suggests a maturing segment where quality and location are paramount for sustained value.

02

Investment Potential in Rental Income

Despite recalibrated price per square foot growth in some areas, investor interest remains robust, especially for properties offering strong rental income potential. The consistent demand for short-term rentals in these resort destinations provides a compelling financial incentive for strategic acquisitions.

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