High Country Housing Shows Signs of Softening

A surprising trend from recent Fed data

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THE DATA

7.3%

Year-over-Year Price Growth

In the 10th Federal Reserve District, which includes Colorado’s High Country.

Despite continued demand for mountain resort properties, price appreciation has slowed significantly compared to last year's explosive growth. This deceleration signals that market dynamics may be shifting in response to inflationary pressures and evolving buyer preferences.



Source: Kansas City Fed · Published August 25, 2026

01

Buyer Behavior Shifts Amid Rising Costs

Data from the Federal Reserve’s 10th District shows that buyers are now prioritizing affordability and second-home utility over luxury features. This shift indicates a maturation of the market, with buyers more focused on return on investment rather than speculative gains. The move toward value-conscious purchasing aligns with broader economic trends in the region's workforce demographics.



02

A New Dynamic in Mountain Real Estate Supply

With inventory levels stabilizing and price growth slowing, we’re seeing a potential inflection point in the High Country’s real estate cycle. This pattern mirrors what was observed in Williamson County, Texas, where increased supply following a period of rapid appreciation led to a more balanced market. Colorado's high-end market may be entering a similar phase.

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