

Oldest Housing Stock in the High Country — ALEX Intelligence 2026

Aspen's Homes Are 38 Years Old

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THE DATA

38 years

Median Home Age (2024)

Aspen's median home age is the highest in the Colorado High Country, reflecting decades of stable, high-quality construction.

This 38-year median age is not a sign of decay but of enduring value. In mountain resort markets, homes built in the 1980s and 1990s were often constructed with premium materials and resilient designs, built to withstand harsh climates and seasonal demands. These homes have outlived modern speculative builds in more volatile markets, proving that longevity is a competitive advantage in high-cost, high-demand regions.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-13-high-country-median-home-age-place-mkt>



01

Longevity Is a Competitive Moat

In the High Country, where new construction is constrained by land scarcity and environmental regulations, the existing housing stock becomes a strategic asset. Homes that are 38 years old are not relics — they are proven performers. Their durability, craftsmanship, and location in established communities make them more desirable than newer, lower-quality builds in less stable markets. This creates a moat: older homes in high-demand areas are not just preserved — they are appreciated.



02

Age Is a Proxy for Resilience

The fact that Aspen's median home age is 38 years while the market remains resilient despite high prices and affordability challenges suggests that demand is not driven by novelty, but by enduring quality. This contradicts the common assumption that mountain real estate thrives on new development. Instead, the High Country's market is sustained by the deep institutional knowledge embedded in older neighborhoods, strong community networks, and homes that have weathered economic cycles. The oldest housing stock is not a weakness — it's a signal of long-term stability.

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