

Highest Household Size in the High Country — ALEX Intelligence 2026

Gypsum Has the Highest Household Size in the High Country

3.3 people per home — a unique demographic edge in mountain real estate

THE DATA

3.3

Average Household Size (2024)

Gypsum leads the High Country in household density, with 3.3 people per home in 2024.

This figure is not just a number — it reflects a structural advantage in housing demand. Larger households mean greater need for space, more durable occupancy, and stronger long-term rental stability. In a market where second homes dominate, Gypsum's high average size suggests a deeper-rooted, family-oriented community that resists seasonal turnover.

01

Family Density Drives Market Resilience

Gypsum's 3.3 average household size signals a demographic foundation less vulnerable to market swings. Unlike resort towns where ownership is often transient or speculative, Gypsum's larger homes are occupied by multi-generational or extended families, reducing vacancy risk and increasing tenant retention. This structural stability is a hidden asset in an otherwise volatile mountain economy.

02

Density as a Competitive Edge

In a region where land scarcity and high construction costs limit supply, household size becomes a proxy for efficient land use. Gypsum's high average size suggests better utilization of existing housing stock. This efficiency is a natural advantage for investors seeking long-term yield, as larger households absorb market volatility better and require fewer new units to meet demand.

Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

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