

30.7% of Homes in 50+ Unit Buildings — ALEX Intelligence 2026

Avon Leads High Country in Apartment Scale

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THE DATA

30.7%

Share of Homes in 50-Unit Buildings or Larger (2024)

Avon has the highest concentration of large apartment stock in the Colorado High Country.

This figure reflects a deliberate shift toward high-density, multi-unit housing in Avon—not just a byproduct of tourism, but a strategic response to labor needs and long-term residential demand. The 30.7% share indicates that the city is structurally designed for a workforce that relies on housing proximity to ski operations, infrastructure, and service sectors.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-21-high-country-apartment-share-place-mkt>



01

Scale Defines Affordability

This structural shift suggests that future development in the High Country will favor institutional-grade operators who can deliver consistent service, regulatory compliance, and long-term maintenance—favoring those with capital, not just land.



02

Density as a Competitive Moat

In this context, the true value of land in Avon is not in its view or location, but in its capacity to support large-scale, high-occupancy development. This is not a luxury market—it's a functional real estate engine.

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

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