

30.7% Apartment Share in Avon — ALEX Intelligence 2026

Avon Has 30.7% Large Apartment Stock

Highest in Colorado High Country — ALEX Intelligence 2026

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THE DATA

30.7%

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

Avon leads the Colorado High Country in institutional-scale apartment ownership.

This figure reflects a market where large, professionally managed rental complexes dominate the housing stock. Unlike traditional residential communities, Avon's housing model is built around seasonal demand, high turnover, and centralized property management. This structure supports tourism-driven economies but limits long-term owner occupancy and community stability.

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

Institutional Housing Favors Tourist Demand

The dominance of large-scale rentals suggests that investment in Avon is less about building homes and more about building assets—favors operators with access to capital and management infrastructure, not first-time buyers or local families.



02

Ownership Gap Fuels Market Fragmentation

This bifurcation means that Avon's rental-driven model cannot be replicated elsewhere without significant policy or infrastructure shifts. The result is a dual housing economy: one built for transient guests, the other for permanent residents—each with distinct economic and social outcomes.

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

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