

33.9% Seasonal Homes in Avon — ALEX Intelligence 2026

33.9% of Avon's Homes Are Seasonal

The highest in Colorado's High Country — ALEX Intelligence, 2026

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THE DATA

33.9%

Share of Homes Held for Seasonal Use (2024)

Avon leads the Colorado High Country in second-home concentration.

This figure reflects a structural reality: Avon is not a place where people live year-round, but where wealth is temporarily anchored. The implications ripple across housing affordability, infrastructure planning, and public service delivery. With nearly one in three homes reserved for seasonal occupancy, permanent residents face systemic disadvantages in access to housing and civic participation.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-22-high-country-seasonal-share-place-mkt>



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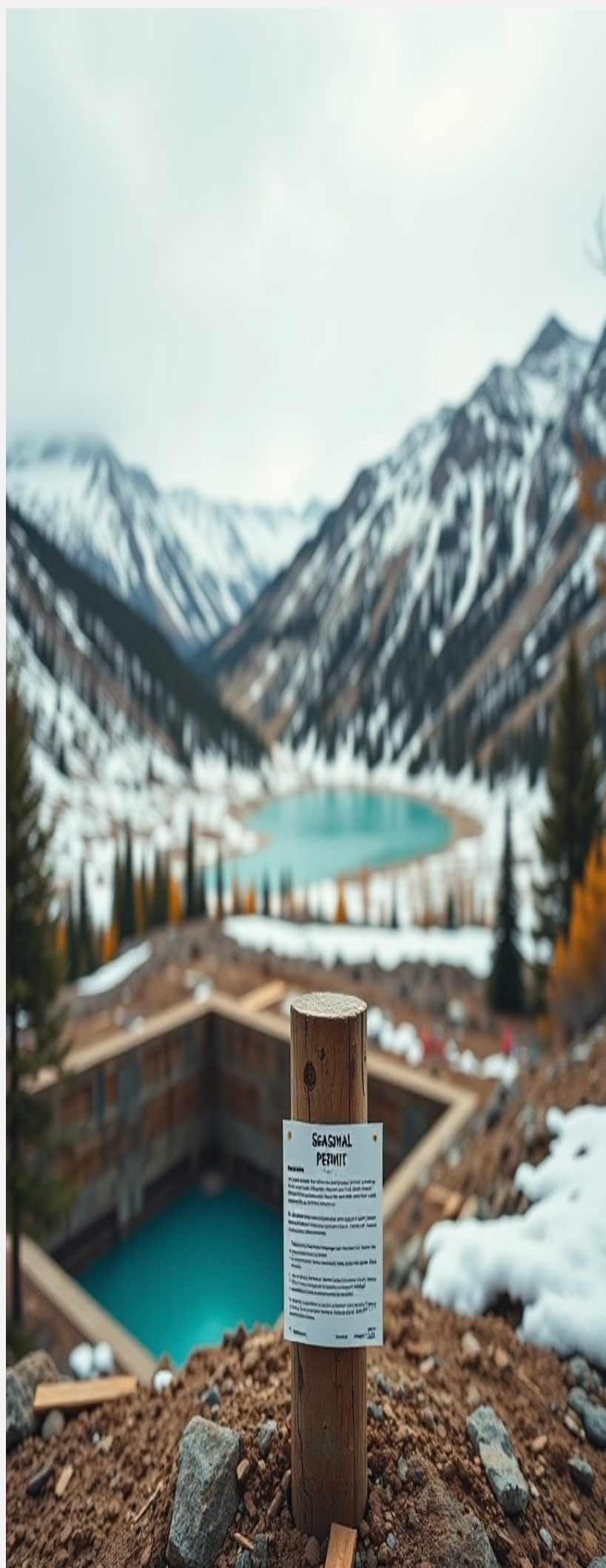
Seasonal Wealth, Not Permanent Population

The High Country's economic engine runs on transient capital. Avon's 33.9% seasonal share isn't a statistical anomaly — it's a market design. Real estate values, tax bases, and development priorities are calibrated to serve seasonal visitors, not full-time residents. This creates a paradox: the region thrives economically, yet its permanent population struggles with affordability, access to healthcare, and long-term planning.

02

The Hidden Cost of a Seasonal Economy

While seasonal homes drive tourism revenue, they also concentrate demand for services during peak months while diluting the tax and labor base in off-seasons. This imbalance strains public services — from emergency response to education — and fuels a growing disconnect between those who own property and those who live there. The result is a community where infrastructure is overbuilt for short-term use and under-resourced for permanent life.



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