

Grand County #1 in High Country Home Value Growth — ALEX Intelligence 2026

Grand County Leads All of Colorado in 5-Year Appreciation

95.2% growth — ALEX Intelligence, 2026

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THE DATA

95.2%

5-Year Home Value Appreciation (2024)

Grand County's 95.2% surge in home values over five years outpaces all other High Country counties.

This figure is not a seasonal blip but a structural trend rooted in long-term capital allocation to high-end, low-density land. The data reflects a shift from tourism-based speculation to permanent wealth preservation in mountain ecosystems. Unlike short-term price spikes in other regions, this growth is concentrated in areas with limited inventory and high barriers to entry.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2019 and 2024 ·
ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-23-high-country-g-home-value-county-mkt>



01

Wealth is Entrenching, Not Just Flowing

This entrenchment is visible in the rising concentration of large, undeveloped parcels in Grand County, many of which remain unimproved but are held for decades. The data reflects a market where ownership is becoming increasingly concentrated among a small, affluent cohort, reducing access for local workers and future generations.



02

Appreciation Is a Proxy for Exclusion

This creates a paradox: the region's most valuable asset—its natural landscape—is also the mechanism that prevents broad access to ownership. The data reveals that appreciation is not a sign of market health but of systemic exclusion, where wealth accumulation is decoupled from local workforce stability.

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

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