

#5 in U.S. for Renters Over 30% Threshold — ALEX Intelligence 2026

# #5 in U.S. for Rent Burden

Eagle County's 59.9% rent burden reveals a crisis beneath luxury resorts

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## THE DATA

# 59.9%

### Renters Over the 30% Rent Threshold (2024)

Eagle County ranks #5 among all U.S. counties for renters spending more than 30% of income on rent.

This figure is not a seasonal blip—it reflects a structural imbalance in the high-country housing market. Despite being a premier ski destination with high-income tourism, the cost of living has outpaced wage growth, particularly for service workers and seasonal employees. The data reveals that nearly 60% of renters in Eagle County are housing-burdened, a level more typical of urban centers than mountain resorts.

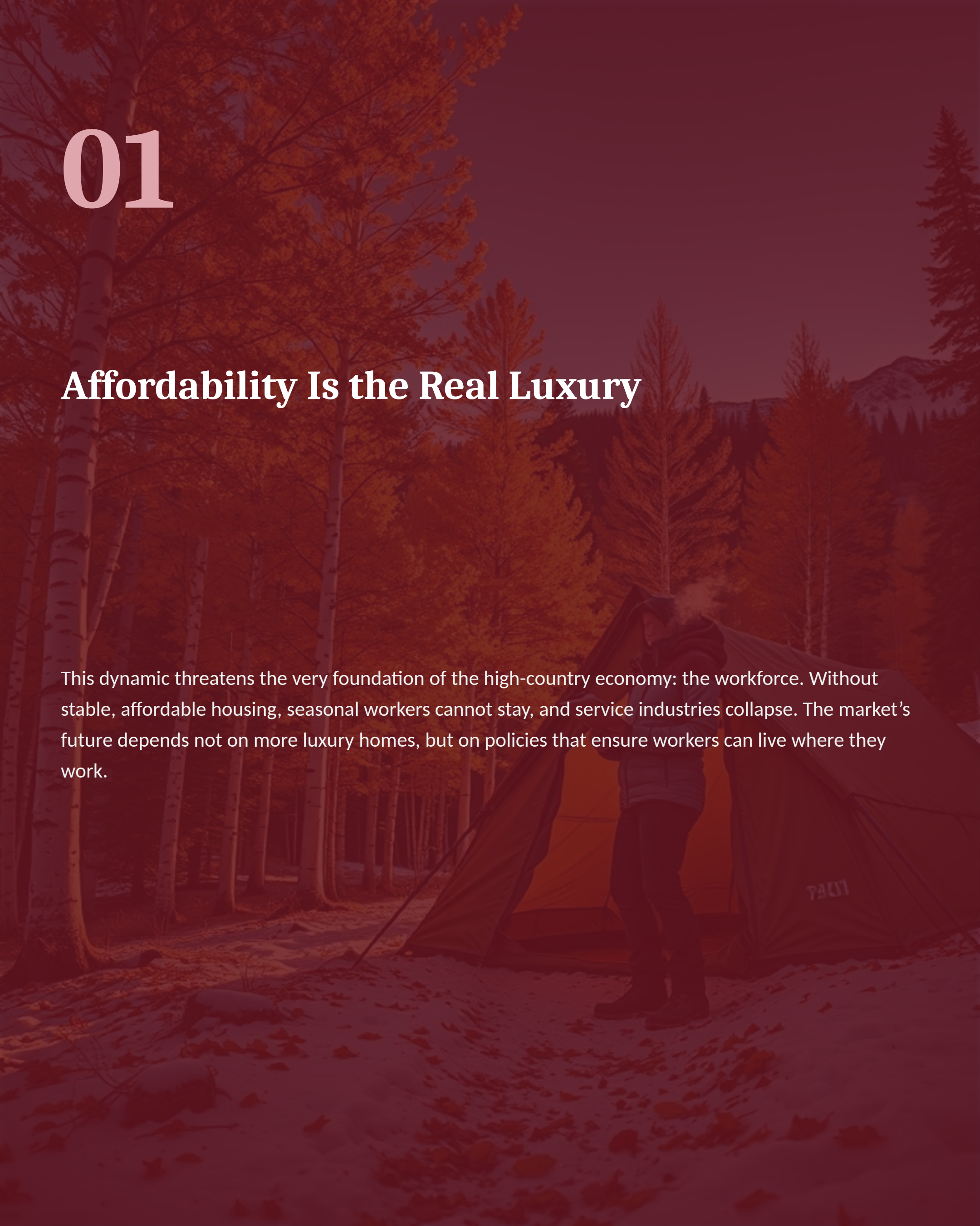
Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation  
<https://alex-companies.com/data/2026-09-24-high-country-standing-rent-burden-county>



# 01

## Affordability Is the Real Luxury

This dynamic threatens the very foundation of the high-country economy: the workforce. Without stable, affordable housing, seasonal workers cannot stay, and service industries collapse. The market's future depends not on more luxury homes, but on policies that ensure workers can live where they work.





# 02

## Rent Burden as a Market Signal

This is not a failure of the market—it's a sign that the market is operating under a flawed assumption: that high demand justifies high prices without accountability. The real estate sector must shift from valuing scarcity to valuing sustainability. The next generation of high-country development should prioritize workforce housing, not just high-end vacation units.

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