1.9x Home Value Gap — ALEX Intelligence 2026

1.9x Home Value Gap in the High Country

Top ZIP codes exceed median by nearly double — a structural divide in wealth

THE DATA

1.9x

Top-to-Median Home Value Gap (2024)

ZIP 81615, the priciest in the High Country, sits 1.9 times above the median home value.

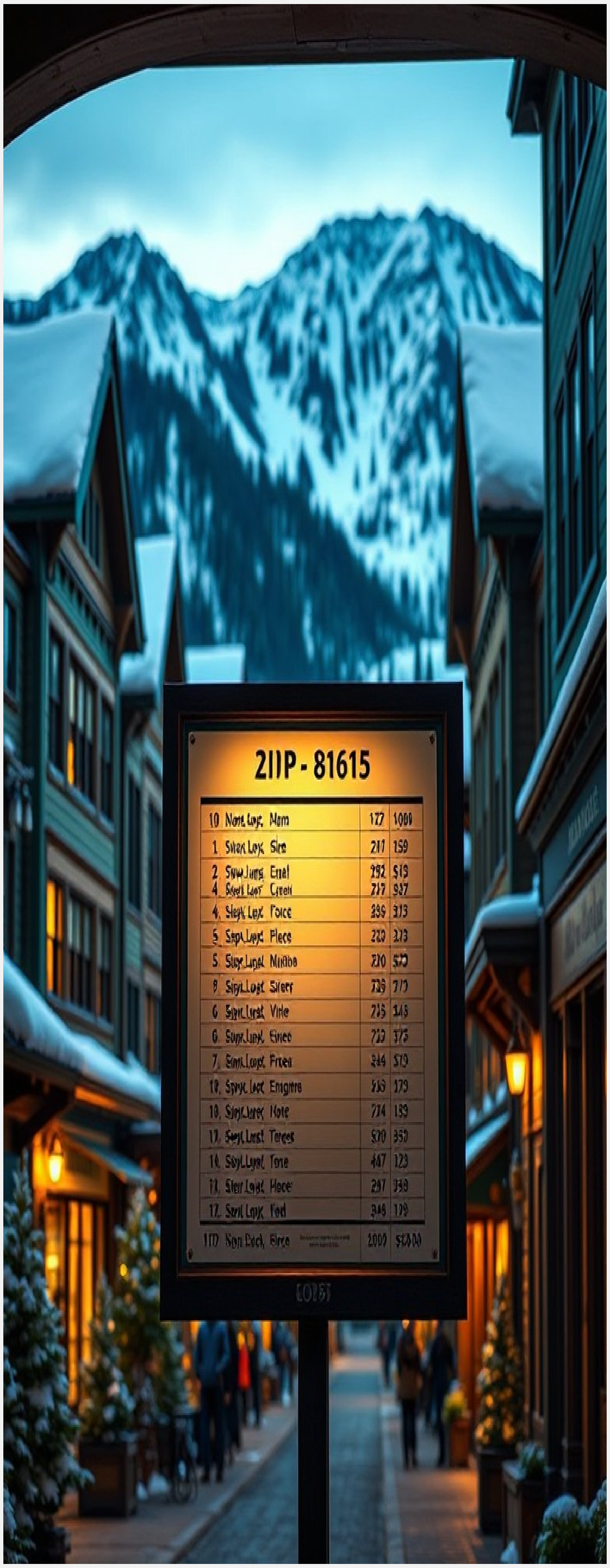
This 1.9x spread is not a transient spike — it reflects a deep structural divergence in the region's housing market. The highest-tier ZIP codes are not just premium locations; they are increasingly isolated from the broader economic reality of the High Country. This gap signals that wealth accumulation in the area is concentrated in a narrow band of elite real estate, not broadly distributed.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-09-25-high-country-spread-home-value-zcta

01

Wealth Is Now Spatially Enclosed

The 1.9x gap reveals that economic power in the High Country is no longer spread across communities — it's trapped in specific ZIP codes. These zones, like ZIP 81615 in Pitkin County, are not just expensive; they are becoming self-contained ecosystems of high net worth, insulated from broader market dynamics. This spatial enclosure limits upward mobility for local residents and reinforces a two-tier system where access to value is determined by geography, not income or effort.



02

Affordability Is a Design Choice

The widening value gap is not an accident of supply and demand — it's a consequence of deliberate policy and development frameworks. Pitkin County's new Comprehensive Plan, approved just days ago, explicitly prioritizes climate resilience and open space preservation, which inherently limits new housing supply. These policies, while environmentally sound, functionally entrench the value gap by restricting access to new units. The result is not scarcity, but selective scarcity — designed to preserve exclusivity, not equity.

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

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