51.5% of High Country Apartment Stock in Top 3 ZIPs — ALEX Intelligence 2026

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Where the region’s housing growth is actually concentrated — ALEX Intelligence, 2026

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THE DATA

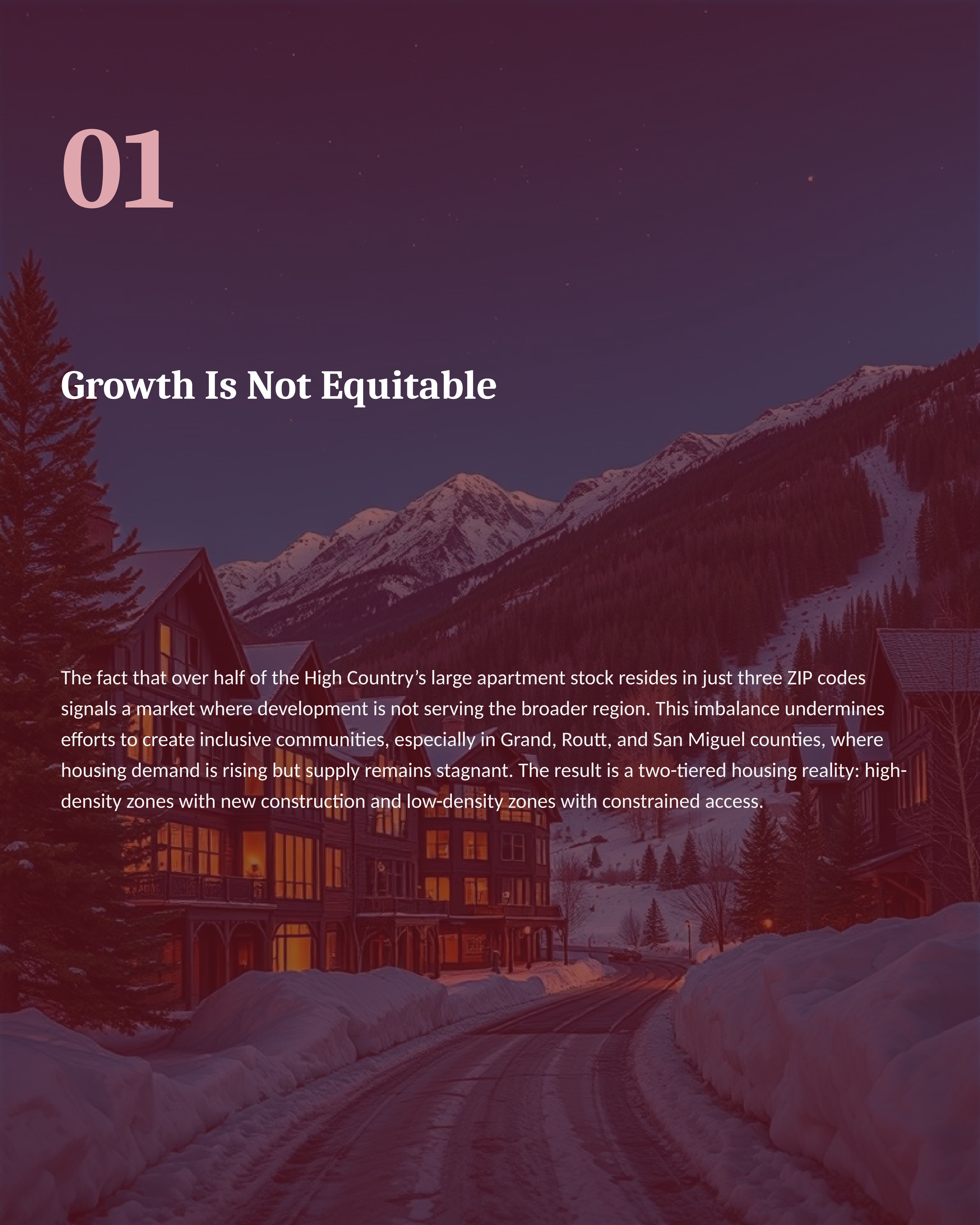
51.5%

Share of the Market's Large Apartment Stock in Its Top Three Zip Codes (2024)

The Colorado High Country’s apartment development is not evenly distributed — it is hyper-concentrated in just three ZIP codes.

This concentration reveals a structural imbalance: while new units are being built, they are not spreading across the region. Instead, they are clustering in ZIPs 81620, 80424, and 81657 — all in Eagle, Summit, and Pitkin counties. This creates localized affordability stress and limits housing options for long-term residents seeking stable, permanent housing.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-09-26-high-country-concentration-apartment-units-zcta



01

Growth Is Not Equitable

The fact that over half of the High Country's large apartment stock resides in just three ZIP codes signals a market where development is not serving the broader region. This imbalance undermines efforts to create inclusive communities, especially in Grand, Routt, and San Miguel counties, where housing demand is rising but supply remains stagnant. The result is a two-tiered housing reality: high-density zones with new construction and low-density zones with constrained access.

02

Affordability Is a Localized Crisis

With 51.5% of new large apartments concentrated in three ZIPs, affordability pressures are not regional but hyper-local. Areas like Frisco (ZIP 80424) and Avon (ZIP 81620) are absorbing the brunt of new construction, while other communities struggle to attract investment. This creates a feedback loop: as new units increase in popularity, prices rise, pushing out local workers, especially those in public service and hospitality. The result is a workforce housing crisis in the very places that need it most.

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

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