

100.0% of High Country Cities Above \$500K — ALEX Intelligence 2026

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Every major resort city now exceeds the half-million threshold — ALEX
Intelligence, 2026

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THE DATA

100.0%

Share of Cities With Median Home Value Above \$500,000 (2024)

All six major cities in the Colorado High Country now have median home values above \$500,000.

This complete threshold crossing marks a structural shift: the High Country is no longer a secondary market for second homes. It has become a permanent, high-value residential zone. The fact that even Gypsum and Avon—historically more accessible—now sit above \$600K reflects deepening demand and scarcity of buildable land.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-28-high-country-threshold-home-value-500000-place>



01

Exclusivity Is Now the Baseline

The implication is clear: entry barriers are not just financial—they are social, political, and cultural. New residents must navigate not only high prices but also entrenched community norms.



02

Affordability Is a Myth, Not a Policy

True affordability will only emerge when new development is not just built—but allowed. The real bottleneck is not funding, but land-use policy, zoning, and environmental review.

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

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