

#1 in Colorado for Homes Owned Free and Clear — ALEX Intelligence 2026

Aspen Leads Colorado in Free-and-Clear Ownership

50.0% of homes owned free and clear — ALEX Intelligence, 2026

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THE DATA

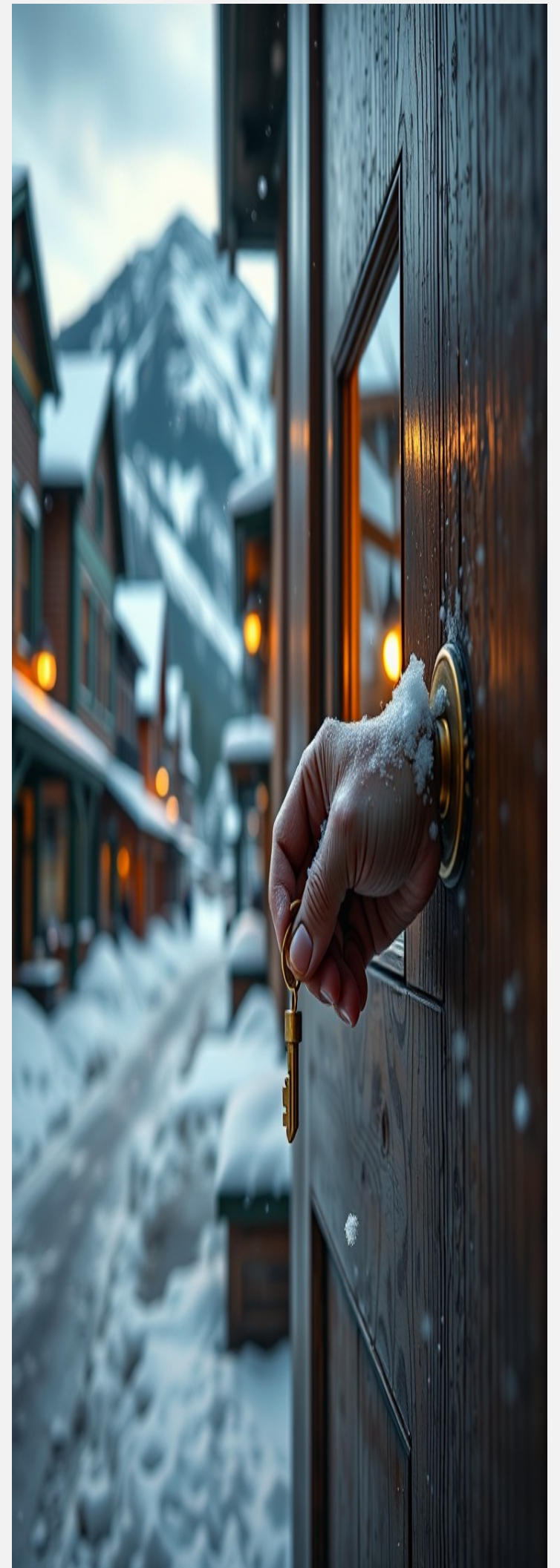
50.0%

Homes Owned Free and Clear (2024)

Aspen leads all Colorado mountain communities in free-and-clear ownership, with over half of homes carried without a mortgage.

This 50.0% figure is not just a financial milestone—it reflects a structural shift in wealth retention within high-cost resort economies. Unlike urban markets where mortgage debt is normalized, Aspen's homeownership model has evolved into a deeply entrenched form of asset preservation, driven by generational wealth, seasonal income stability, and long-term investment horizons. The data reveals that ownership without debt is not an anomaly but a defining characteristic of the region's most affluent communities.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-03-high-country-free-and-clear-place-mkt>



01

Wealth Retention, Not Just Wealth

This dynamic challenges the assumption that high home values always correlate with high leverage. Instead, in the High Country, high values and low debt coexist—proof of a market where capital preservation trumps capital expansion.



02

Affordability's Hidden Paradox

The data suggests that the High Country's real estate success story is not universally accessible. The free-and-clear rate is a sign of wealth concentration, not widespread prosperity. This challenges policymakers to address access not through price caps, but through asset-building mechanisms that allow non-elite residents to build equity over time.

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

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