

#1 in Senior Population Share — High Country 2026

Steamboat Springs Leads Colorado in Senior Share

18.0% of residents aged 65+ — ALEX Intelligence, 2026

Swipe for insights →

THE DATA

18.0%

Share Aged 65 and Over (2024)

Steamboat Springs has the highest share of residents aged 65 and over in the Colorado High Country.

This demographic profile reflects decades of retiree migration to mountain resort communities, where lifestyle and natural beauty attract long-term residents. The data, drawn from the U.S. Census Bureau's American Community Survey 5-Year Estimates, 2024, confirms that Steamboat Springs is not just a seasonal destination but a permanent home for a growing senior population.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation

<https://alex-companies.com/data/2026-10-05-high-country-senior-share-place-mkt>



01

Aging Population Drives Housing Demand

As retirement communities expand, developers are responding with purpose-built senior housing, while existing properties are being adapted. This trend is reshaping the High Country's real estate landscape, moving beyond seasonal luxury toward sustainable, multi-generational living models.



02

Labor Shortages Intensify with Aging Workforce

This demographic pressure is a hidden structural risk: even as tourism and home values rise, the workforce needed to sustain them is aging out. Without targeted workforce housing and training, the region's economic model—built on seasonal labor—faces long-term fragility.

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

Diane Hart Alexander, MBA, MHA

Chair & CEO, ALEX Companies

Designated Broker, Alexander Tiffany Southwest, LLC dba ALEX.realestate, et.al.

Texas License #574877-B · Broker License #565194-BB

diane@alex.realestate · +1 713.591.9902



ALEX Intelligence
deep intelligence

ALEX Real Estate
genius real estate

ALEX Advisory
uncontested strategy

ALEX Cares
purposeful philanthropy

