

#1 of 7 High Country cities, #1 of 7 Colorado cities — ALEX Intelligence 2026

#1 in the High Country, #1 in Colorado

Avon leads all mountain cities in housing vacancy rate — a structural feature, not a flaw

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THE DATA

42.1%

Housing Vacancy Rate (2024)

Avon's 42.1% vacancy rate is the highest in the Colorado High Country and the state.

This figure is not a sign of distress — it reflects the region's fundamental design as a seasonal, high-end resort economy. The U.S. Census Bureau's American Community Survey 5-Year Estimates, 2024, counts seasonal and second homes as vacant, meaning high vacancy is built into the model. In Avon, nearly half of all housing units are unoccupied for much of the year, a direct result of its identity as a premier ski and tourism destination.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-07-high-country-vacancy-share-place-mkt>



01

Vacancy as Infrastructure

The high vacancy rate is not a failure of supply — it is a functional feature of the High Country's economic model. It enables rapid turnover of luxury inventory, supports tourism-driven service jobs, and allows for flexible leasing patterns. The real estate system is engineered for seasonal utility, not permanent occupancy, making vacancy a sign of market efficiency, not underperformance. This dynamic is reinforced by strong demand from remote workers and second-home investors, as confirmed by the Kansas City Fed's 10th District report on rising prices and persistent buyer interest.

02

The Equity Paradox

While the system works for high-income owners and tourists, it creates a structural imbalance for long-term residents. The same 42.1% vacancy rate that enables economic vitality also limits affordable housing access, especially for service workers and public employees. This tension mirrors findings from the USC Lusk Center study, which identifies public housing redevelopment as a model for equity in resort communities. In Avon, where seasonal turnover is at its peak, the path to stability may lie not in increasing supply, but in redesigning ownership and use — using public-private partnerships to convert vacant units into permanent, mixed-income housing.



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