

#4 of 26 Colorado counties — ALEX Intelligence 2026

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Eagle County leads High Country in owner cost — ranked by ALEX Intelligence

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THE DATA

\$2,049

Median Monthly Owner Cost (2024)

Eagle County ranks #4 among 26 Colorado counties with 20,000+ residents on median monthly owner cost.

This figure reflects a critical tension in the High Country: while incomes remain high, the cost of ownership is pushing affordability to its limits. The \$2,049 median is not just a number — it's a signal of systemic pressure on workforce housing, particularly in mountain resort communities where seasonal employment and second-home demand dominate. Even as income levels outpace national averages, the cost burden is intensifying.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-08-high-country-standing-owner-cost-county>



01

Affordability is the new frontier

Eagle County's #4 ranking in owner cost underscores a growing divide: high-income residents can afford luxury homes, but local workers — from hospitality to construction — face rising barriers. The data reveals that even in a region with strong incomes, affordability is not guaranteed. This is not a crisis of supply alone, but of pricing structure and economic segregation. The High Country is no longer just a destination for wealth — it's becoming a place where access to housing is increasingly determined by income class.



02

Policy is catching up to the numbers

These units, capped at 30% of area median income, are not just a fix — they're a recognition that markets like Eagle County can't sustain themselves without workforce housing. The fact that such projects are now emerging in high-cost areas like Frisco shows a shift: policy is no longer reactive, but anticipatory. The High Country's future depends on whether such initiatives scale fast enough to match demand.

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

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