

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

#1 in High Country, #1 in Colorado

Avon leads in rent gap — ALEX Intelligence 2026

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THE DATA

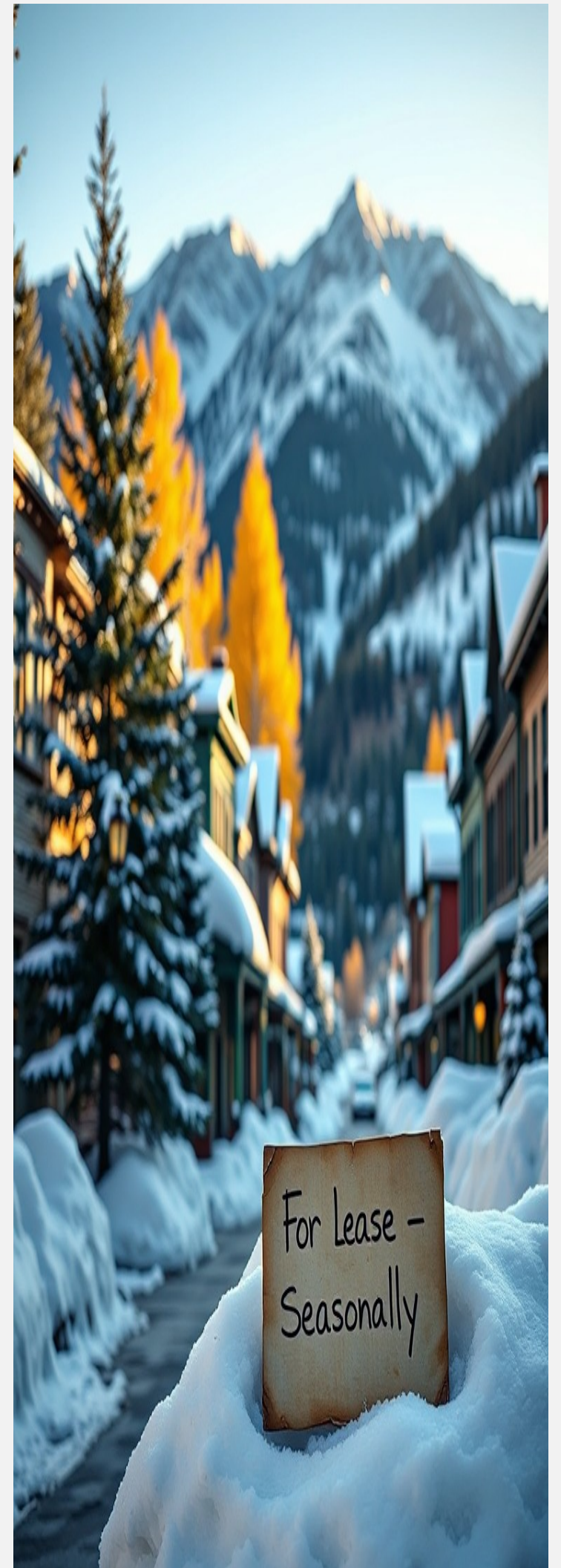
1.1x

Top-to-Median Gross Rent Gap (2024)

Avon's top gross rent is 1.1 times that of the median in the Colorado High Country.

This 1.1x spread reflects a sharp divergence between high-end seasonal rentals and the broader local rental market. Avon, as a resort hub with concentrated luxury inventory, sees the highest demand for premium accommodations, driving rents far above median levels. The gap is not just about price—it signals a structural imbalance in access to housing for year-round residents.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-09-high-country-spread-gross-rent-place>



01

Luxury demand fuels local strain

The 1.1x rent gap in Avon is not an outlier—it's a symptom of a broader trend where seasonal demand for high-end properties outpaces local affordability. With over 33% of Avon's homes designated as seasonal, permanent residents face rising competition for housing, even as median household income exceeds \$130,000. This dynamic pressures long-term residents despite high incomes, as real estate value and rental demand are decoupled from local wage growth.



02

Resilience through informal networks

Despite the rent gap, the High Country shows surprising stability. This informal support system may explain why, even with elevated poverty thresholds, real estate markets remain resilient. The rent gap, then, is not just a cost-of-living issue—it's a signal of deep-rooted community resilience that underpins long-term market stability.

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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



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