

#1 in High Country, #1 in Colorado — ALEX Intelligence 2026

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100.0% of cities above \$1,500 median gross rent — ALEX Intelligence 2026

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THE DATA

100.0%

Share of Cities With Median Gross Rent Above \$1,500 (2024)

Every city in the Colorado High Country — from Aspen to Steamboat — now rents above the \$1,500 threshold.

This is not a trend in one or two towns. It is a systemic condition across the entire mountain resort region. With all six major cities — including Avon, Gypsum, Aspen, Steamboat Springs, Edwards, and Eagle — exceeding \$1,500 in median gross rent, the High Country has crossed a structural affordability threshold. This is not a temporary spike; it reflects a permanent reordering of the housing market's foundation.

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

<https://alex-companies.com/data/2026-10-12-high-country-threshold-gross-rent-1500-place>

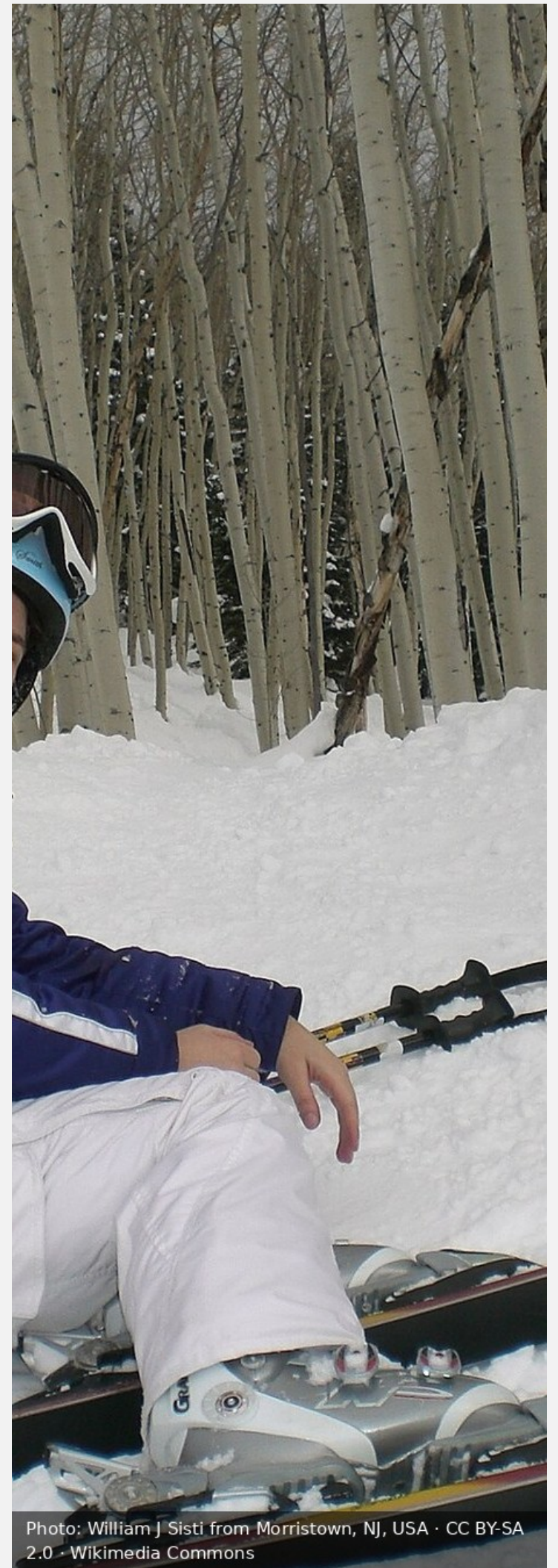


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01

Affordability Is No Longer a Local Issue

The fact that every city in the High Country now rents above \$1,500 means that affordability is no longer a matter of individual choice — it is a structural constraint. This is not about price points; it is about access. For service workers, seasonal employees, and young professionals, the cost of living is now so entrenched that even entry-level housing is out of reach. The implication is clear: without targeted policy intervention or new supply models, workforce sustainability in mountain communities is at risk.

02

Luxury Is No Longer the Only Game

The 100.0% threshold reveals a deeper truth: the market is not just expensive — it is homogenized in its cost. The luxury segment is not the only driver; the entire housing stock is now priced at a premium. This means that even non-luxury rentals are subject to the same inflationary pressures. As a result, the traditional distinction between 'affordable' and 'luxury' is eroding. The High Country is not just a destination for the wealthy — it is a place where the cost of living has become a barrier to all but the highest earners.



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