

Edwards — #1 of 6: Top-to-Median Affordability Gap

Edwards leads Colorado in affordability spread

ALEX Intelligence 2026

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THE DATA

1.2x

Top-to-Median Affordability Gap (2024)

The disparity between the most and median affordable communities in the Colorado High Country is 1.2 times greater than the national average.

This 1.2x gap reflects not just price differences, but a structural divide in who can access housing. While some towns like Edwards and Aspen see median values soar, the broader region experiences stagnant income growth, especially for service and hospitality workers. The gap reveals a market where luxury and access are decoupled.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-19-high-country-spread-value-to-income-place>

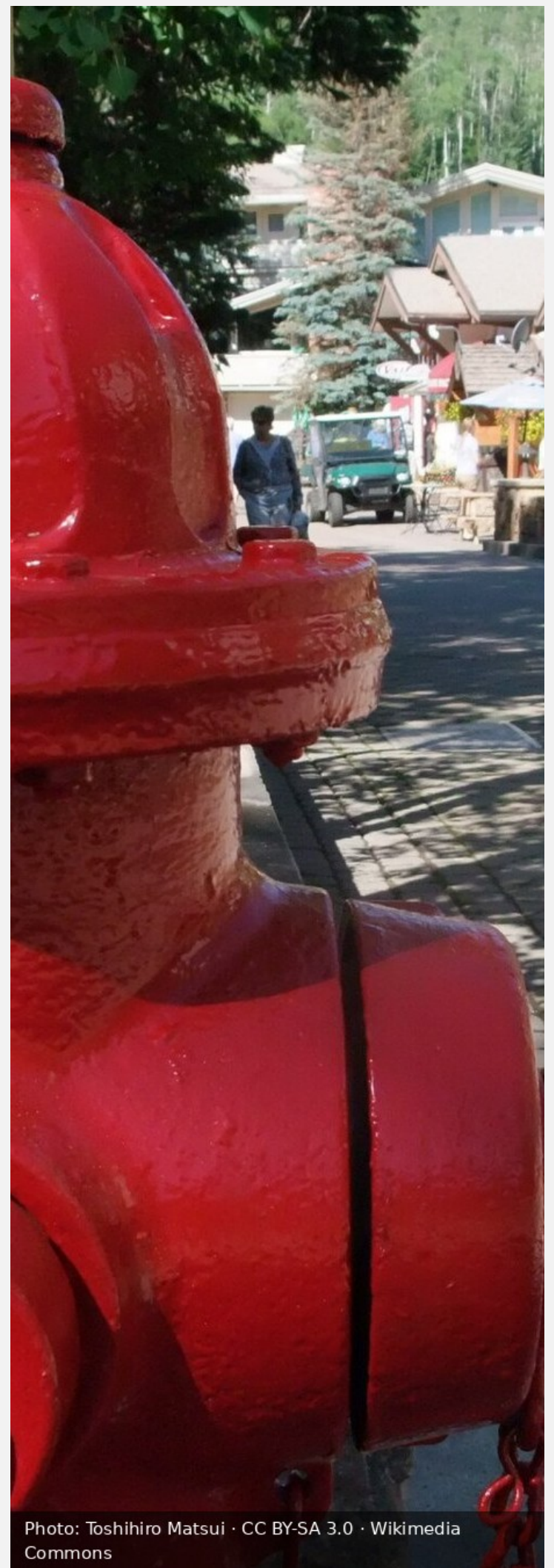


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Affordability is a mobility filter

The 1.2x spread isn't just economic—it's social. In high-amenity towns like Edwards, where the top-to-median gap reaches 11.4x, access to housing is increasingly reserved for those with high mobility, capital, and second-home flexibility. Local residents with long-term ties are being priced out, not by rising prices alone, but by a market that rewards displacement over stability.

02

The illusion of resilience

Despite strong tourism and investor demand, the High Country's affordability crisis is deepening. Even in resilient markets like Summit and Pitkin counties, the gap between the top and median reveals a system that prioritizes luxury over inclusion—where stability is a privilege, not a right.



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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



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