

#1 of 10: Share of the Market's Seasonal Homes in Its Top Three Zip Codes

38.4% of High Country seasonal homes in 3 zip codes

Source: ALEX Intelligence · Published October 20, 2026

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THE DATA

38.4%

Share of the Market's Seasonal Homes in Its Top Three Zip Codes (2024)

This concentration reflects a deepening divide between core resort hubs and the broader mountain landscape.

The data reveals that nearly four in ten seasonal homes in the Colorado High Country are located in just three zip codes: 80424, 81620, and 80487. This level of clustering is not incidental—it signals a structural shift in how second-home demand is distributed across the region. These zip codes are not merely popular; they are becoming the de facto epicenters of seasonal real estate activity, driving investment, infrastructure pressure, and pricing dynamics.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-20-high-country-concentration-seasonal-homes-zcta>

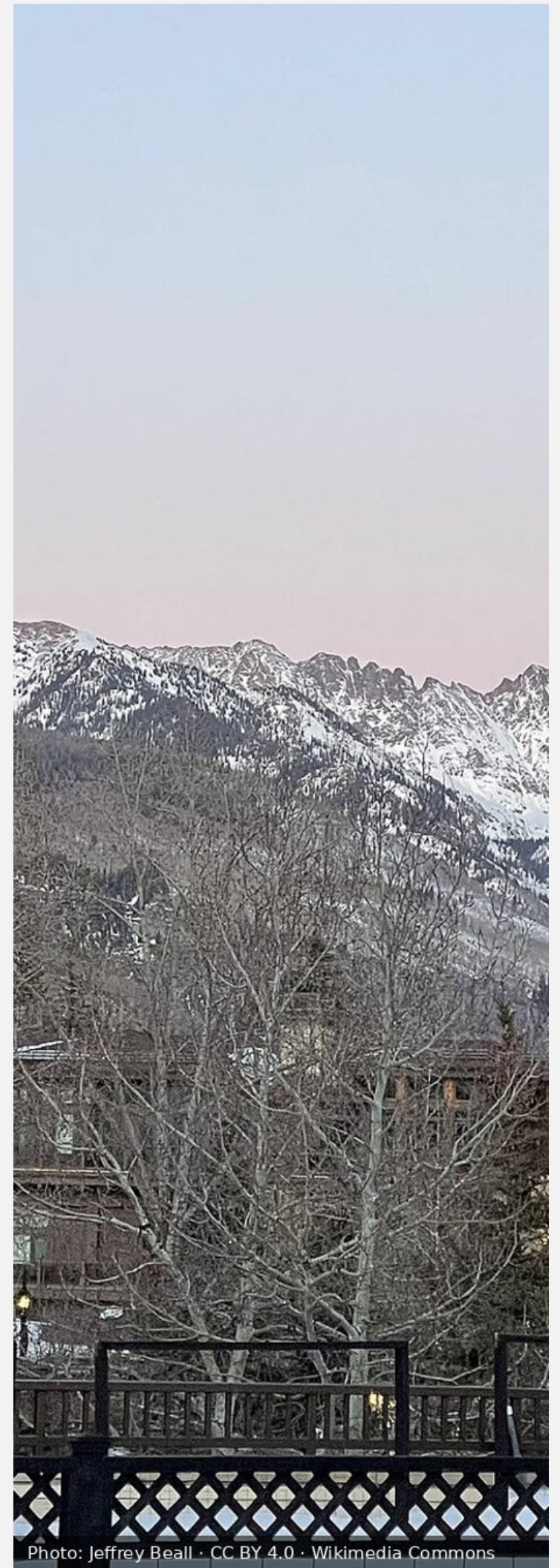


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The market is polarizing

Communities outside the top three zip codes face stagnation in second-home growth, while the core hubs absorb disproportionate development, tourism, and housing pressure. The long-term implication is a two-tiered mountain real estate system—one that rewards early entry and location specificity, and disadvantages those without access to these premium zones.

02

Affordability is fracturing

The top three zip codes are likely experiencing the steepest affordability declines. As seasonal demand drives up prices and rents, permanent residents—especially in lower-income sectors—face displacement. This creates a feedback loop where infrastructure, services, and workforce stability become increasingly strained, undermining the very livability that draws second-home buyers in the first place.



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