

Edwards — #1 of 6: Renters Over the 30% Rent Threshold

Edwards leads Colorado in rent burden

69.9% of renters exceed 30% threshold, per ALEX Intelligence

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THE DATA

69.9%

Renters Over the 30% Rent Threshold (2024)

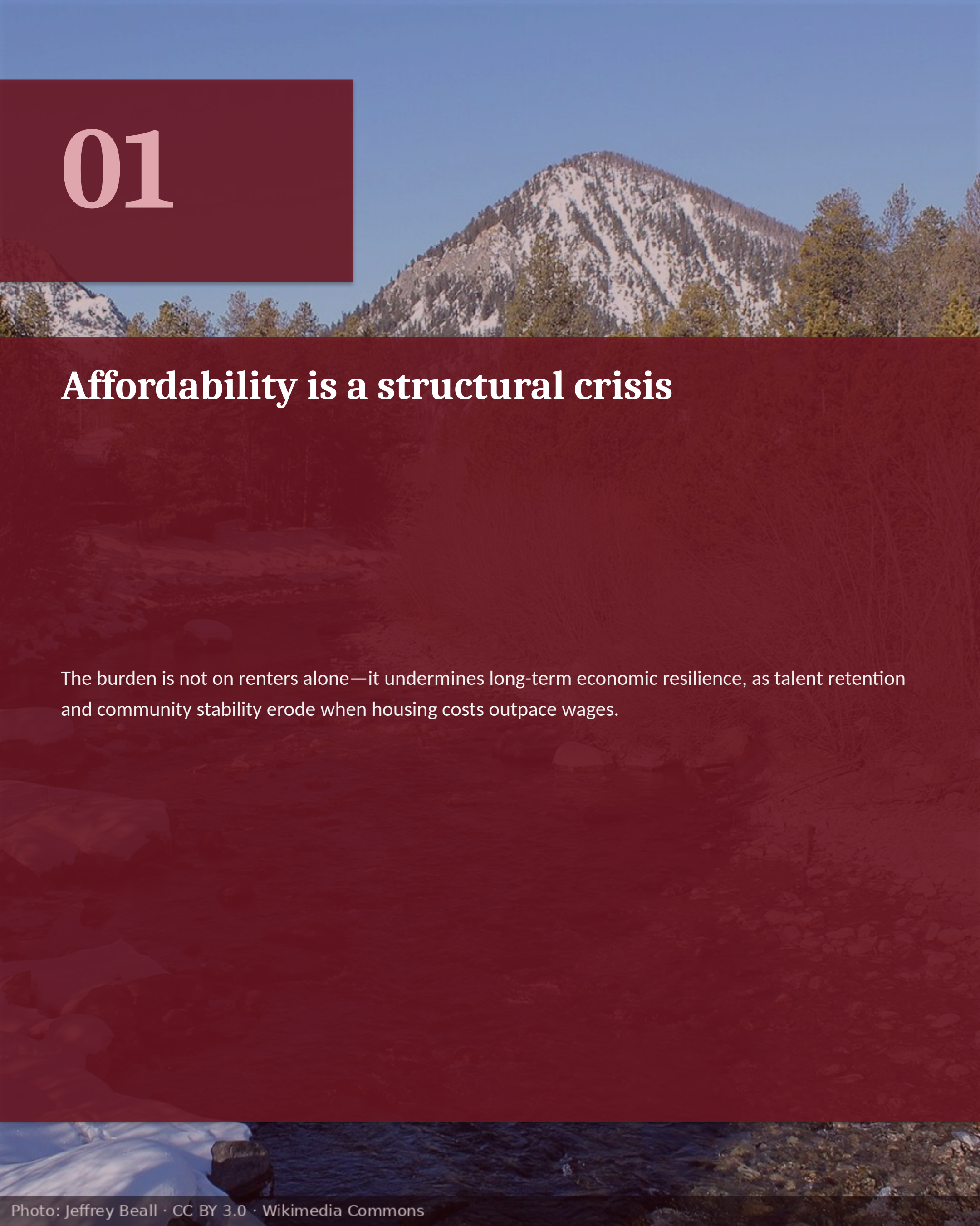
Edwards has the highest rent burden in the Colorado High Country and the state.

This figure reflects a profound economic strain on residents, particularly in a region where high-end tourism and second-home ownership dominate the market. With 69.9% of renters spending more than 30% of income on rent, Edwards is the most cost-burdened city in the state, signaling a systemic imbalance between housing affordability and income levels.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-22-high-country-rent-burden-place-mkt>



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Affordability is a structural crisis

The burden is not on renters alone—it undermines long-term economic resilience, as talent retention and community stability erode when housing costs outpace wages.



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The market rewards resilience, not fairness

This dynamic is not unique to Edwards, but its rank as #1 in the state underscores how deeply entrenched the imbalance has become.

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

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