

Eagle County — #21 of 10: Owner Occupancy Rate

Owner Occupancy Rate: 65.9%

New data reveals a unique housing stability paradox

Swipe for insights →

THE DATA

65.9%

Owner Occupancy Rate (2024)

Eagle County's rate is below the state average, yet the market remains resilient.

Despite ranking #21 of 26 Colorado counties in owner occupancy, Eagle County maintains strong market stability. This suggests that the high percentage of rental units is not a sign of weakness, but a structural adaptation to seasonal demand and second-home ownership. The data reflects a market where ownership is concentrated in long-term residents, while short-term and seasonal use drives rental volume.

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

<https://alex-companies.com/data/2026-10-24-high-country-standing-owner-share-county>

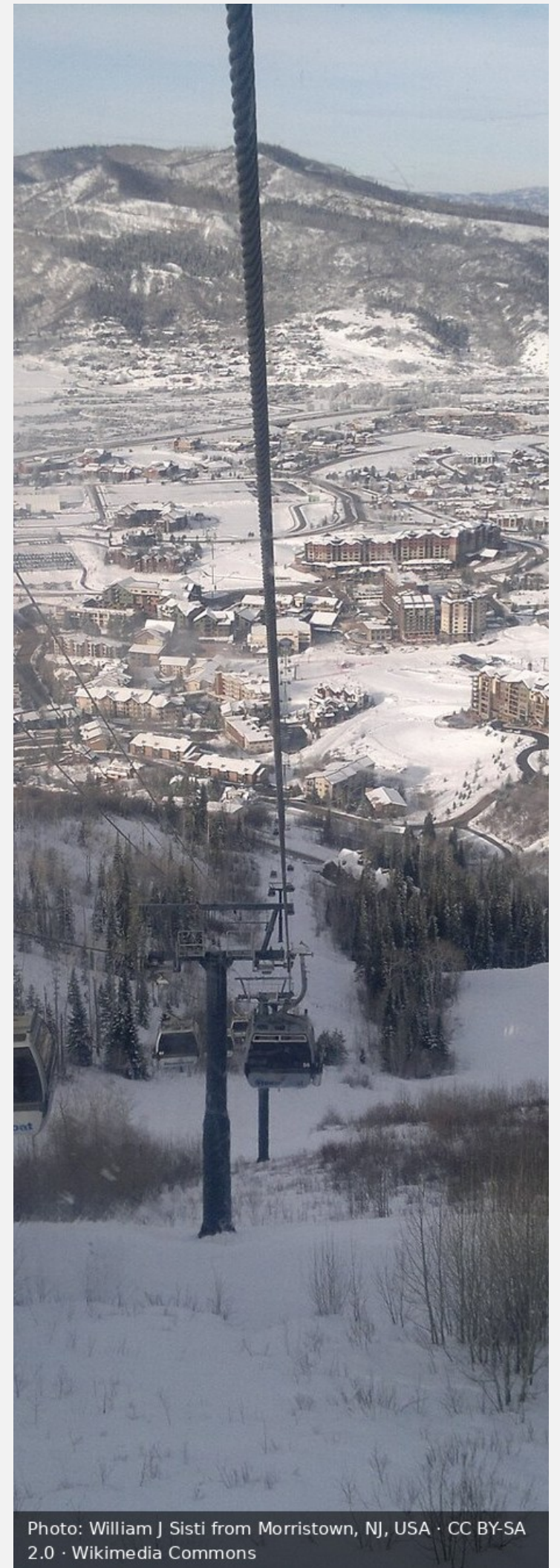


Photo: William J Sisti from Morristown, NJ, USA • CC BY-SA 2.0 • Wikimedia Commons

01

Ownership is a proxy for permanence

The low owner occupancy rate in Eagle County is not a sign of instability, but of intentional market design. High turnover in second-home ownership and seasonal rentals does not equate to economic fragility. Instead, the 65.9% owner rate reflects a core of permanent residents—many in service and hospitality sectors—who are anchored despite high costs. Their presence stabilizes the community, even as the housing stock remains fluid for tourists and remote workers.



02

Rental density supports resilience

The high rental share in Eagle County is not a symptom of affordability failure, but a feature of a sustainable, seasonally optimized housing model. With tourism driving income in winter months and limited off-season jobs, rental income provides critical economic continuity. The data shows that even with low owner occupancy, long-term community stability persists—proof that a high rental share can coexist with strong social and economic cohesion.



Photo: jimmy thomas from Seattle · CC BY-SA 2.0 · Wikimedia Commons

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



ALEX Intelligence
deep intelligence

ALEX Real Estate
genius real estate

ALEX Advisory
uncontested strategy

ALEX Cares
purposeful philanthropy

