

Eagle — #1 of 6: Median Gross Rent

Eagle County Leads Colorado in Low Rent

Source: ALEX Intelligence · Published October 25, 2026

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THE DATA

\$1,820

Median Gross Rent (2024)

Eagle County has the lowest median gross rent in the Colorado High Country, according to the latest ALEX Intelligence data.

This figure reflects a critical divergence in the region's rental market: despite soaring demand and record-low vacancy rates, Eagle County remains the most affordable of all mountain resort counties. The data reveals that even in a market defined by luxury and scarcity, pricing disparities persist at the county level. This affordability is not a temporary anomaly but a structural feature of Eagle's housing ecosystem, shaped by its unique mix of seasonal employment, infrastructure, and zoning patterns.

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

<https://alex-companies.com/data/2026-10-25-high-country-gross-rent-place-mkt-asc>

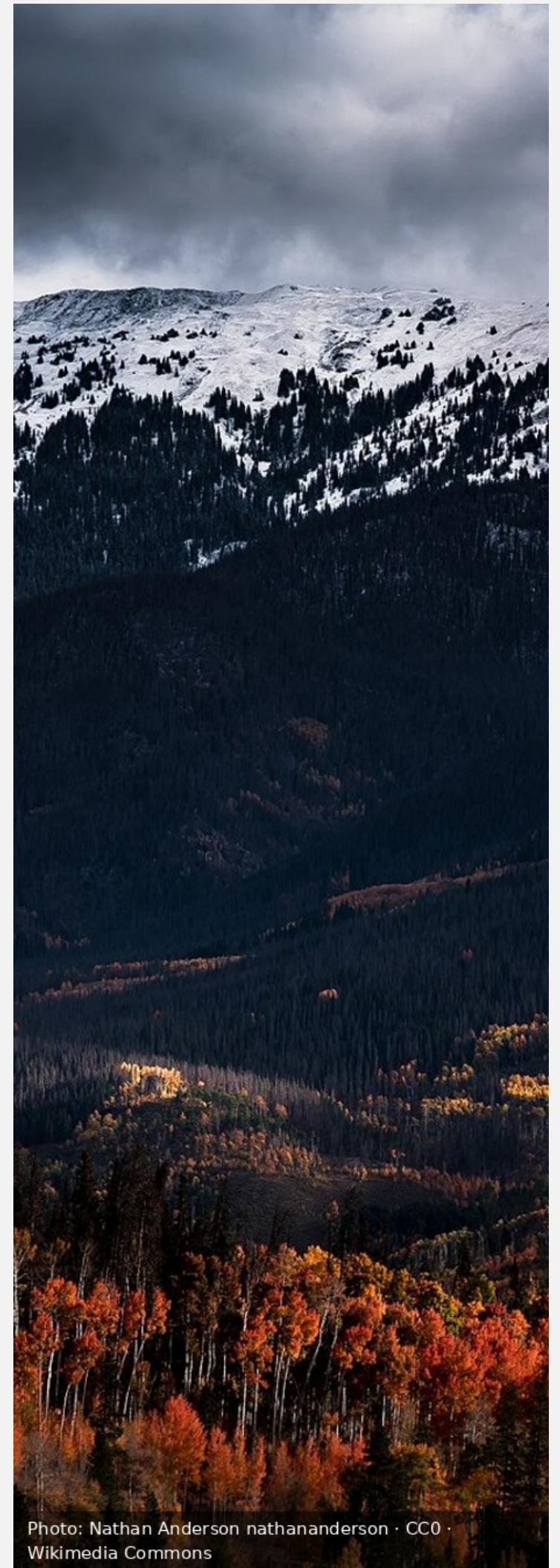


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01

Affordability as a Strategic Advantage

Eagle County's lower rent is not a sign of weakness but a competitive edge in attracting and retaining seasonal workers, service staff, and local entrepreneurs. Unlike Aspen or Steamboat, where rent burden is extreme, Eagle's affordability allows for a broader labor base, sustaining the region's tourism economy. This creates a self-reinforcing cycle: lower rents attract more workers, which supports more businesses, which in turn sustains demand — even as prices rise elsewhere in the High Country.

02

The Paradox of Scarcity and Access

Even as vacancy rates in Summit and Eagle Counties hit record lows, Eagle maintains its position as the most affordable. This suggests that affordability is not about supply volume, but about distribution and policy. While Summit County's development pressures push rents higher, Eagle's zoning and investment patterns have preserved a tiered rental market. This indicates that affordability is not a function of scarcity alone, but of strategic allocation — a lesson for future land-use planning across the High Country.



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