

Eagle — #1 of 6: Renters Over the 50% Rent Threshold

Eagle County leads Colorado in rent burden

40.3% of renters spend over half their income on rent

Swipe for insights →

THE DATA

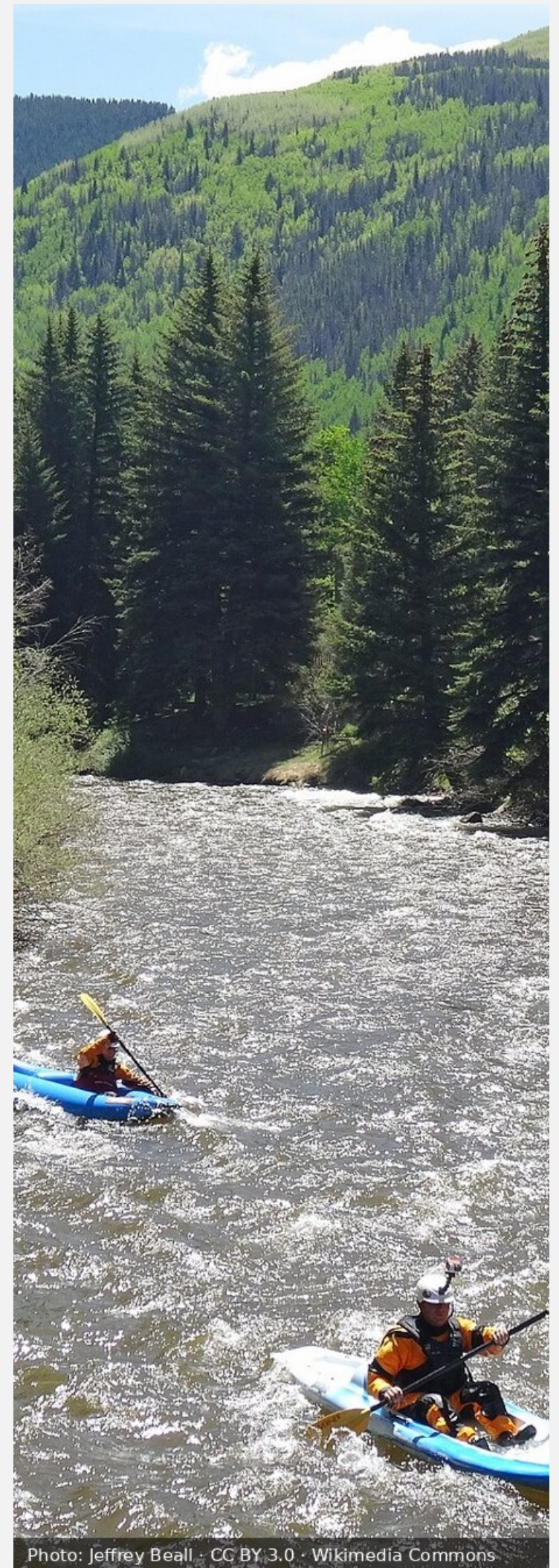
40.3%

Renters Over the 50% Rent Threshold (2024)

Eagle County's 40.3% of renters exceeding the 50% threshold makes it the highest in Colorado.

This level of rent burden is not a temporary spike but a structural feature of the High Country's housing market. With 40.3% of renters in Eagle County spending over half their income on rent, the region is facing a deep affordability crisis that extends beyond seasonal fluctuations. The data reflects a long-term imbalance between housing supply and labor demand in mountain resort economies.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-28-high-country-severe-rent-burden-place-mkt>



The background of the entire slide is a photograph of a large, snow-capped mountain peak, likely Mount Hood, rising above a town. The mountain's peak is covered in white snow, contrasting with the dark, forested slopes. The town below is visible in the lower portion of the image, with various houses and buildings. The sky is a clear, deep blue with a single, wispy white cloud. A semi-transparent dark red rectangular box is positioned in the upper left corner, containing the number '01' in white. Another semi-transparent dark red rectangular box covers the middle section of the image, containing the title and a paragraph of text in white.

01

Rent burden as a signal of labor scarcity

The data reveals that the High Country is not a housing market in crisis — it is a labor market in equilibrium, where housing serves as a filter, not a commodity.

02

Affordability is a luxury, not a baseline

The real strategic question is not how to lower rent, but how to ensure that economic participation is not limited to those who can afford to live in the region.



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