

Eagle — #1 of 6: Share of Homes That Are Single-Family Detached

Eagle County leads Colorado in single-family homes

57.9% of homes are detached, per ALEX Intelligence 2026

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THE DATA

57.9%

Share of Homes That Are Single-Family Detached (2024)

Eagle County holds the highest share of single-family detached homes in the Colorado High Country, according to ALEX Intelligence's 2026 analysis.

This dominance reflects a long-standing preference for standalone, private residences in a region where land availability and scenic isolation are prized. Unlike urbanizing suburbs, Eagle County has preserved its low-density character, even as tourism and second-home demand rise. The 57.9% figure is not just a statistic—it's a structural advantage for long-term ownership, privacy, and property value resilience.

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

<https://alex-companies.com/data/2026-10-29-high-country-single-family-share-place-mkt>

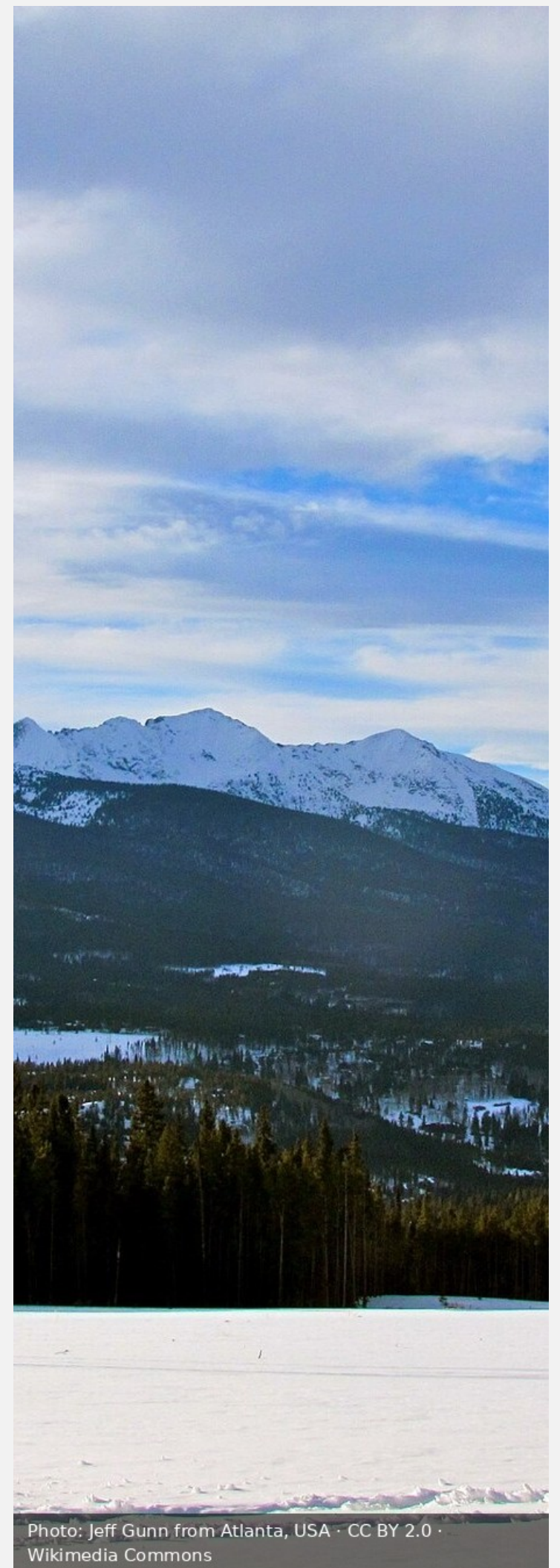


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01

Density as a competitive moat

In a region where development pressure is rising, Eagle County's high single-family share creates a durable advantage. This configuration limits the supply of multi-unit housing, reinforcing scarcity and long-term appreciation. For investors and long-term residents, this is not just a preference—it's a market structure that resists commoditization. The barrier to entry is not just price, but the physical impossibility of replicating this layout elsewhere in the High Country.

02

The hidden cost of exclusivity

While single-family dominance supports value, it also entrenches affordability challenges. With 57.9% of homes detached, land-use efficiency is lower than in cities with higher multi-unit shares. This reduces the pool of entry-level homes and increases the cost of infrastructure per household. The same market structure that attracts high-net-worth buyers also limits access for new residents, creating a self-reinforcing cycle of exclusion. The High Country's future may depend on whether it can preserve its character without sacrificing inclusivity.



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