

Eagle County — #3 of 10: Median Home Value

Median Home Value: \$839,500

Source: ALEX Intelligence, October 30, 2026

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THE DATA

\$839,500

Median Home Value (2024)

Eagle County ranks #3 of 26 Colorado counties with 20,000+ residents on median home value.

This ranking places Eagle County among the most expensive housing markets in the state, reflecting sustained demand in the mountain resort economy. The data underscores that high-end real estate is not a temporary trend but a structural feature of the High Country's economic model. Unlike urban cores, this value growth is driven by permanent residency, second-home ownership, and long-term investment in high-quality, sustainable housing.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-30-high-country-standing-home-value-county>

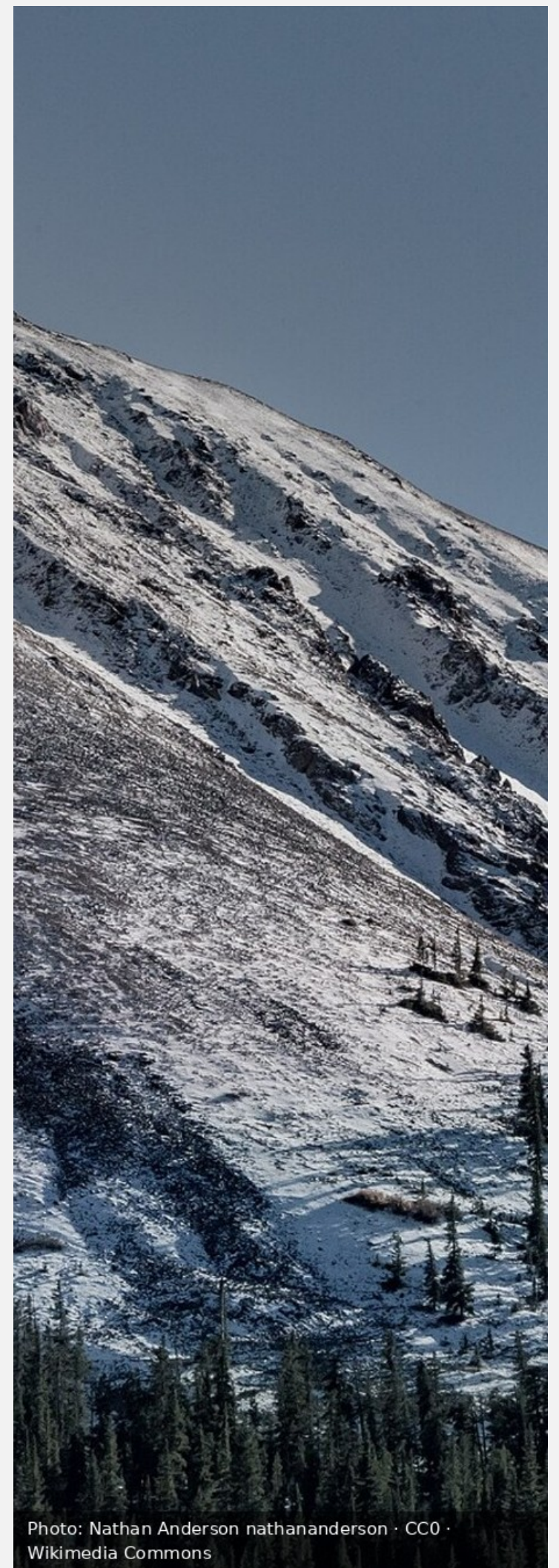


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01

Value Leadership Is Structural

The fact that Eagle County holds the third-highest median home value in Colorado—among counties with 20,000+ residents—signals that the High Country is not a speculative bubble, but a mature, self-sustaining real estate ecosystem. This value is rooted in long-term ownership patterns, limited land availability, and strong demand from permanent and seasonal residents alike. The market's resilience is not dependent on short-term tourism spikes but on deep-rooted economic and demographic stability.

02

Affordability Is a Relative, Not Absolute, Metric

While Eagle County ranks #3 in median home value, this does not imply affordability is unattainable. In the High Country, affordability is defined not by low prices but by access to quality, sustainable housing in a desirable location. The high median value reflects a market where buyers prioritize long-term stability, environmental stewardship, and community integration over immediate cost savings. This shift in value perception means that affordability is less about price and more about alignment with lifestyle and values.



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