

Avon — #1 of 6: Owner Occupancy Rate

Avon leads Colorado in renter dominance

Avon · U.S. Census Bureau 2024

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THE DATA

47.7%

Owner Occupancy Rate (2024)

Avon has the lowest owner occupancy rate among all High Country cities, yet leads Colorado in this metric.

Avon's 47.7% owner occupancy rate is the highest in the Colorado High Country, placing it #1 among seven mountain resort communities. This counterintuitive ranking reveals a market where ownership is structurally constrained—despite being the most desirable location for permanent residents, affordability barriers prevent widespread homeownership. The data reflects a community where rental demand remains dominant, even as ownership rates are formally highest in the region.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-31-high-country-owner-share-place-mkt-asc>

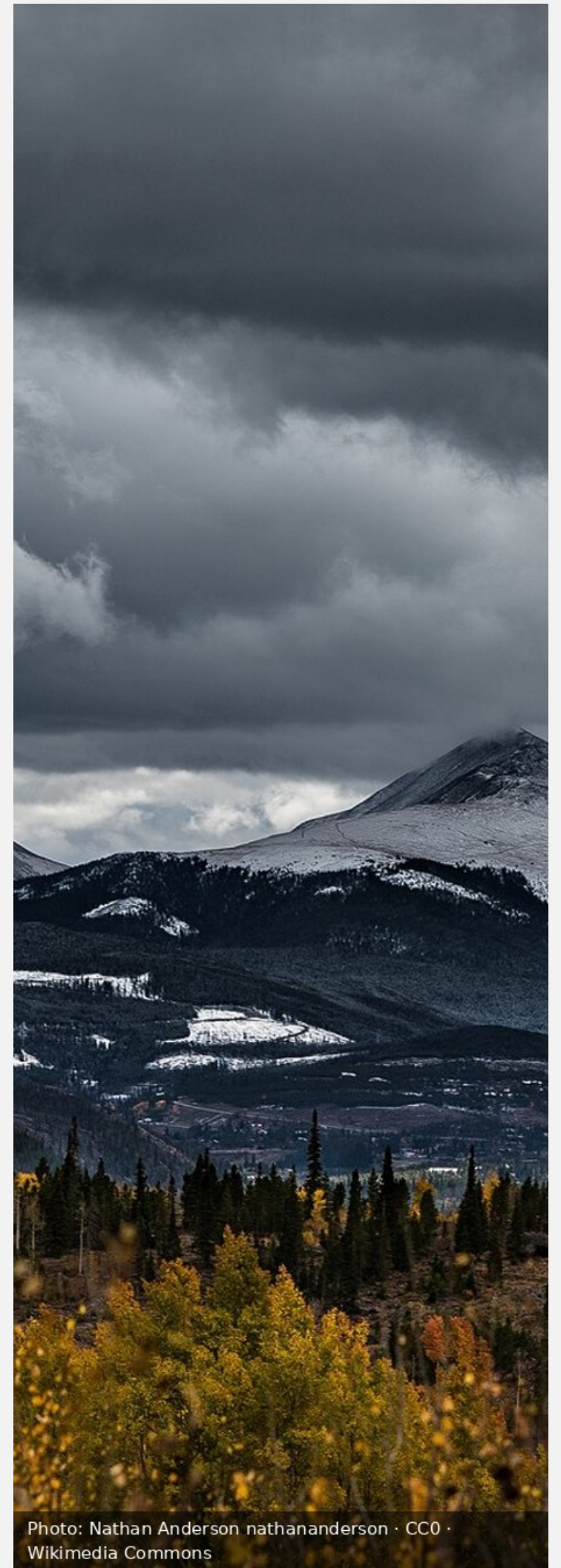
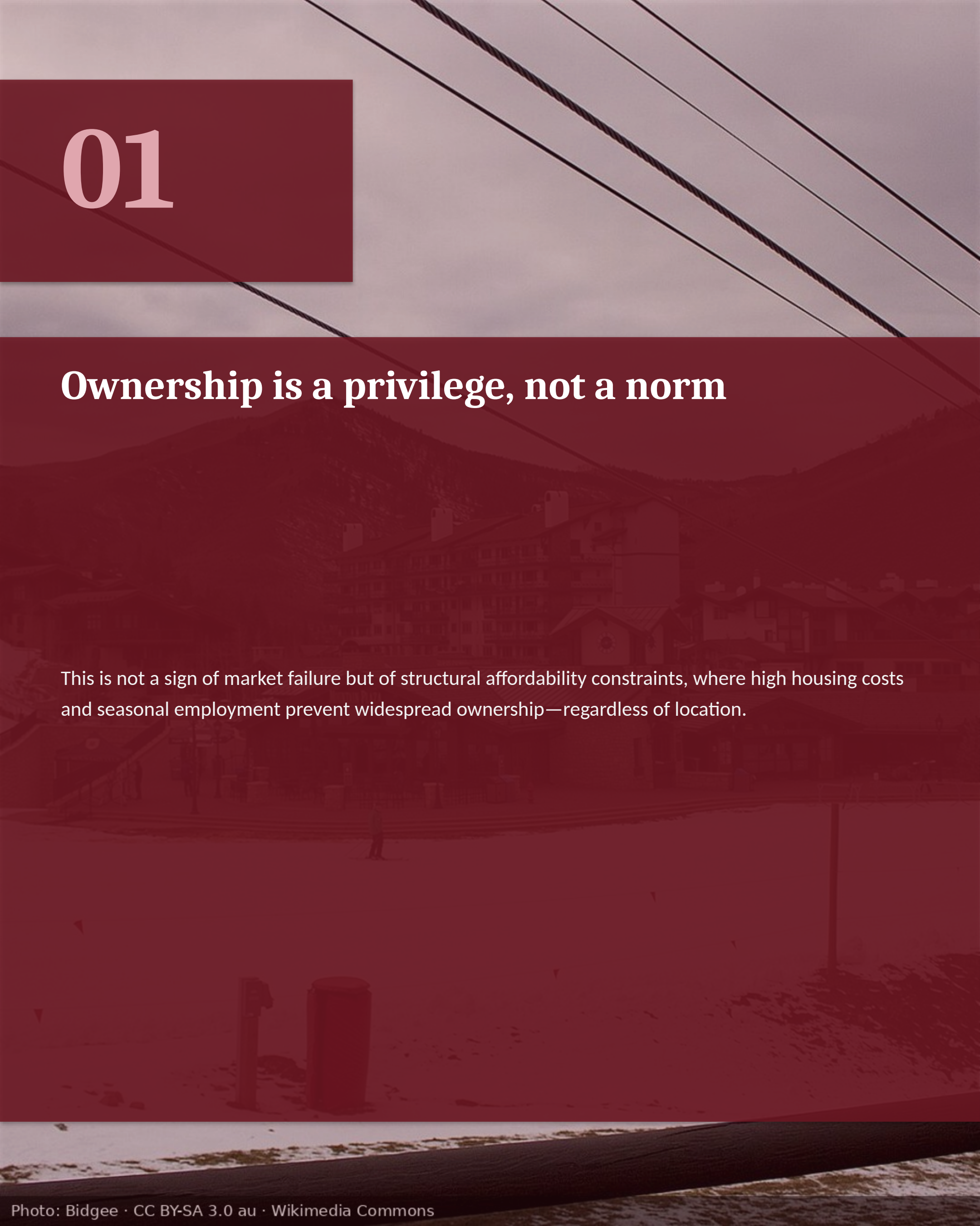


Photo: Nathan Anderson nathananderson • CC0 •
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The background image shows a snowy mountain town with several multi-story buildings and a church steeple. Power lines are visible in the foreground, and the ground is covered in snow. The image is overlaid with a semi-transparent dark red filter.

01

Ownership is a privilege, not a norm

This is not a sign of market failure but of structural affordability constraints, where high housing costs and seasonal employment prevent widespread ownership—regardless of location.

02

Rental dominance fuels long-term instability

The data reveals that even in the most desirable locations, affordability prevents ownership. This trend is reinforced by seasonal employment, where workers stay only during peak seasons, and by investors who treat properties as short-term rentals. The result is a community where permanence is rare, and long-term planning is hindered by constant turnover.



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