ZIP 81615 — #1 of 10: Median Resident Age

ZIP 81615 is Colorado’s oldest ZIP

Median age: 59 years — source: ALEX Intelligence, 2026

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THE DATA

59 years

Median Resident Age (2024)

ZIP 81615 in the Colorado High Country has the highest median age among all ZIP codes in Summit, Eagle, Pitkin, Grand, Routt, San Miguel, and Summit counties.

This figure reflects a community where long-term residency, second-home ownership, and retirement migration have reshaped demographic patterns. The high median age is not a sign of decline, but of deep-rooted stability and sustained demand for permanent, high-end housing in a region defined by seasonal volatility.



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Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-04-high-country-median-age-zcta-mkt

01

Age correlates with asset permanence

In the Colorado High Country, aging demographics are not a risk — they are a competitive advantage. Higher median age correlates with greater home ownership, lower turnover, and stronger long-term investment in property. This stability supports pricing resilience, even amid national economic uncertainty. The region’s real estate is not just a vacation asset; it is a generational one.



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02

Demand is shifting from transaction to legacy

The aging population in ZIP 81615 signals a shift in buyer motivation: from short-term rentals to legacy planning. Investors and owners are increasingly focused on estate continuity, intergenerational transfer, and stewardship of high-value land. This dynamic favors long-term, low-turnover property strategies over rapid flipping or short-term leasing models.

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