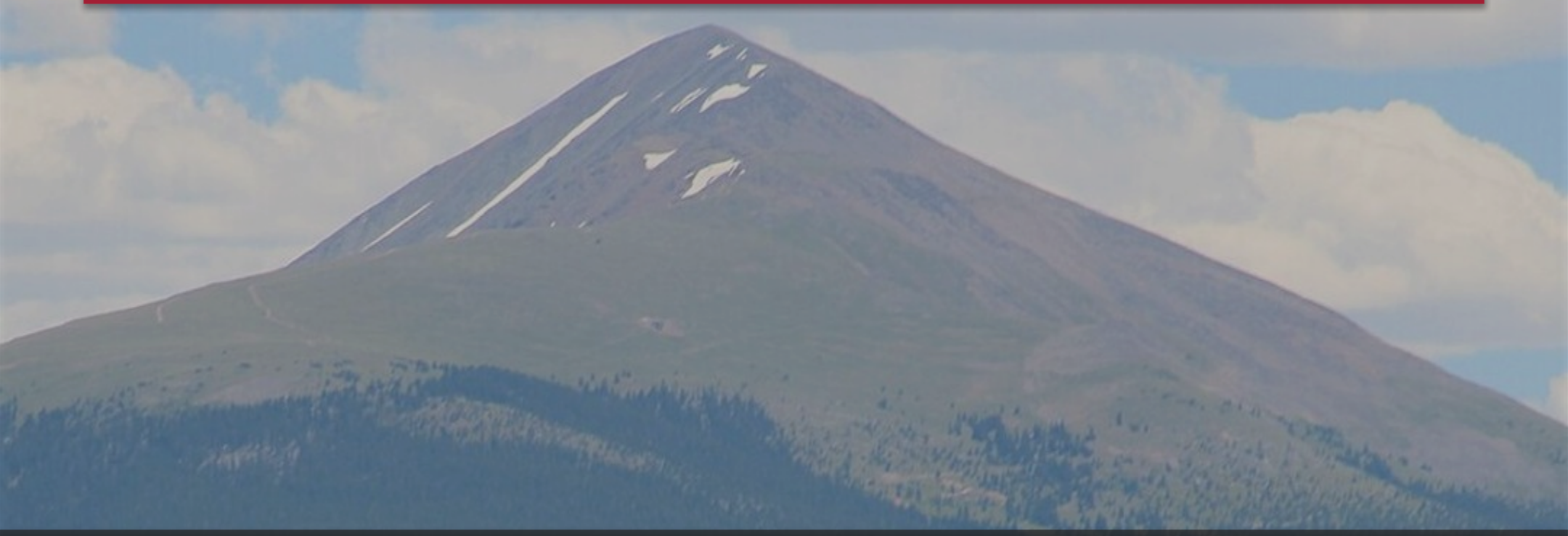
Eagle County — #2 of 10: Housing Vacancy Rate



Eagle County Has Colorado's 2nd-Highest Vacancy Rate

Based on 2024 U.S. Census data

Swipe for insights →

Photo: Thomson200 · CC0 · Wikimedia Commons

THE DATA

35.0%

Housing Vacancy Rate (2024)

Eagle County ranks #2 of 26 Colorado counties with 20,000+ residents.

This figure reflects a deep structural imbalance in the High Country's housing market. Despite robust tourism and high-income employment, nearly a third of homes remain unoccupied. The high vacancy rate is not a sign of weakness but a symptom of a system under pressure—where ownership is increasingly concentrated among second-home and investment buyers, not primary residents.



Photo: SunDawn · CC BY-SA 4.0 · Wikimedia Commons

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-05-high-country-standing-vacancy-share-county

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Vacancy as a Wealth Signal

This dynamic undermines long-term community stability, especially as local governments face pressure to deliver infrastructure and services to a shrinking resident base.



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The Paradox of Affordability

This has real consequences: local workforce housing shortages, rising rents for essential workers, and increasing pressure on public services—all while the market appears to be 'overbuilt' on paper.

Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

Diane Hart Alexander, MBA, MHA

Chair & CEO, ALEX Companies

Designated Broker, Alexander Tiffany Southwest, LLC dba ALEX.realestate, et.al.

Texas License #574877-B · Broker License #565194-BB

diane@alex.realestate · +1 713.591.9902

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