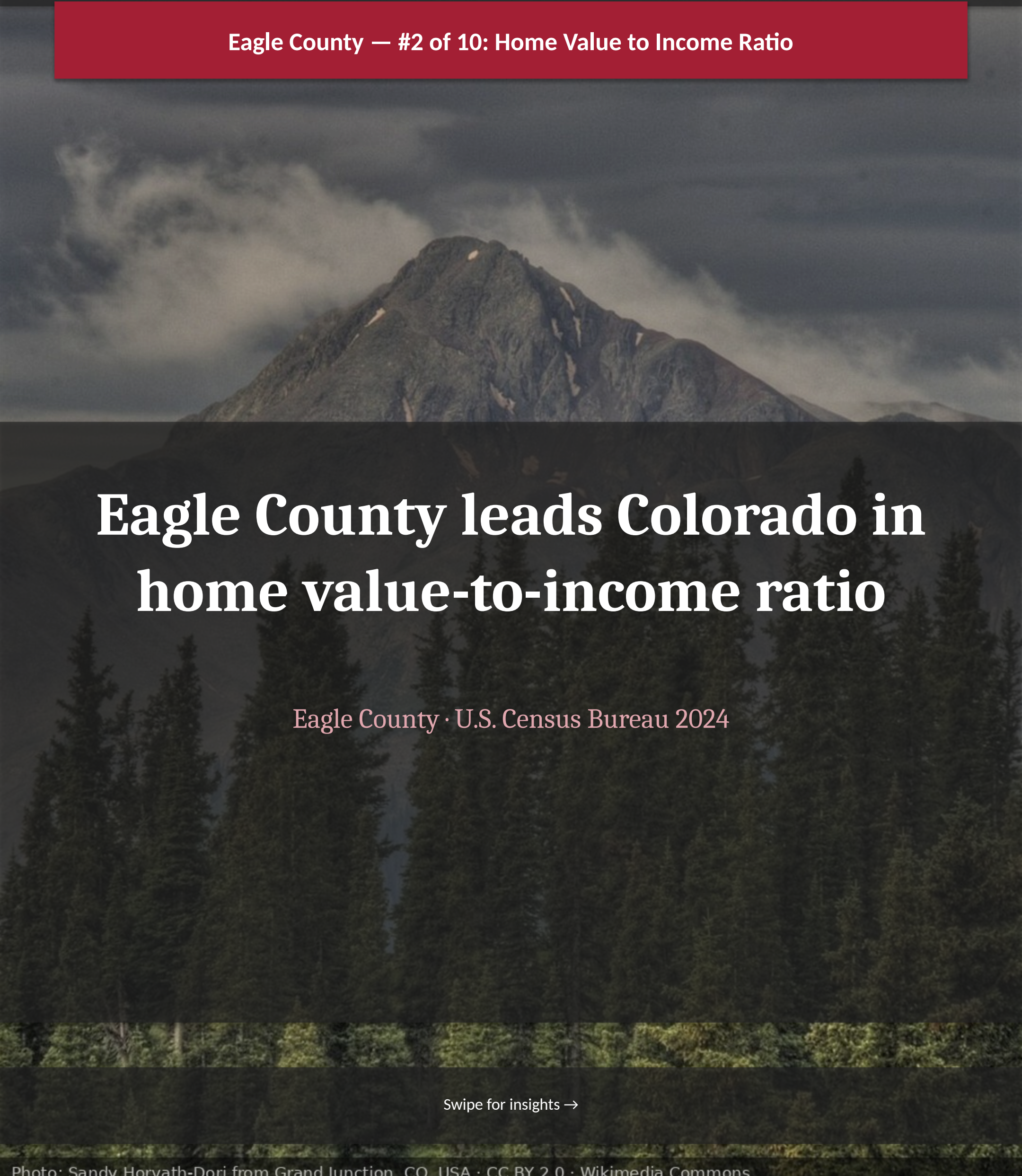
Eagle County — #2 of 10: Home Value to Income Ratio



Eagle County leads Colorado in home value-to-income ratio

Eagle County · U.S. Census Bureau 2024

Swipe for insights →

Photo: Sandy Horvath-Dori from Grand Junction, CO, USA · CC BY 2.0 · Wikimedia Commons

THE DATA

8.1x

Home Value to Income Ratio (2024)

Eagle County’s ratio of home value to median household income is among the highest in the state.

This 8.1x ratio means that, on average, a home in Eagle County costs 8.1 times the median household income — a level that reflects both premium pricing and elevated income levels. The data, drawn from the U.S. Census Bureau’s 2024 5-year estimates, underscores the market’s premium positioning within the Colorado High Country.

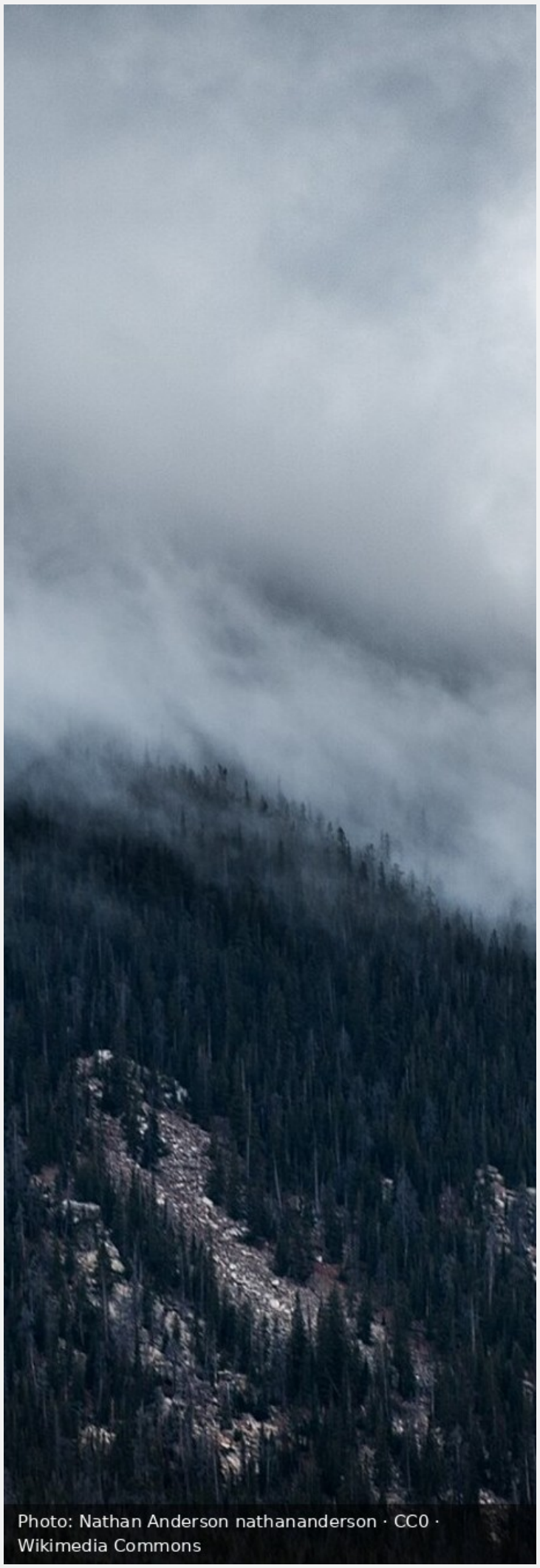


Photo: Nathan Anderson nathananderson · CC0 · Wikimedia Commons

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



01

Affordability is not just a cost issue

This is not a temporary affordability spike but a sustainable market structure: high value, high income, but insufficient income growth to support local ownership.



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02

High ratios signal long-term market stability

For local stakeholders, the challenge isn’t to reduce the ratio, but to build policies that ensure income growth keeps pace with value growth — through workforce housing, wage incentives, and inclusive development.

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