#1 of 10: Share of the Market's Seasonal Homes in Its Top Three Zip Codes

28.5% of Denver’s seasonal homes are in 3 ZIPs

Source: ALEX Intelligence, November 12, 2026

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THE DATA

28.5%

Share of the Market's Seasonal Homes in Its Top Three Zip Codes (2024)

This concentration reflects a deep clustering of second-home ownership in specific neighborhoods.

The data shows that nearly one in three seasonal homes in Denver is located in just three ZIP codes: 80202, 80231, and 80206. This is not random — it indicates a structural preference for a narrow set of high-desirability locations, likely driven by proximity to amenities, mountain access, and established communities with strong social and cultural infrastructure.



Photo: Colorado Senate GOP · CC BY 2.0 · Wikimedia Commons

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-12-denver-concentration-seasonal-homes-zcta

01

Density drives exclusivity

The extreme concentration of seasonal homes in three ZIP codes suggests a self-reinforcing cycle: high demand attracts more second-home buyers, which increases prices and reduces availability for primary residents. This exclusivity benefits current owners and developers but risks pricing out local households, particularly in the most desirable areas. Over time, this could erode the city's long-term residential diversity and affordability.

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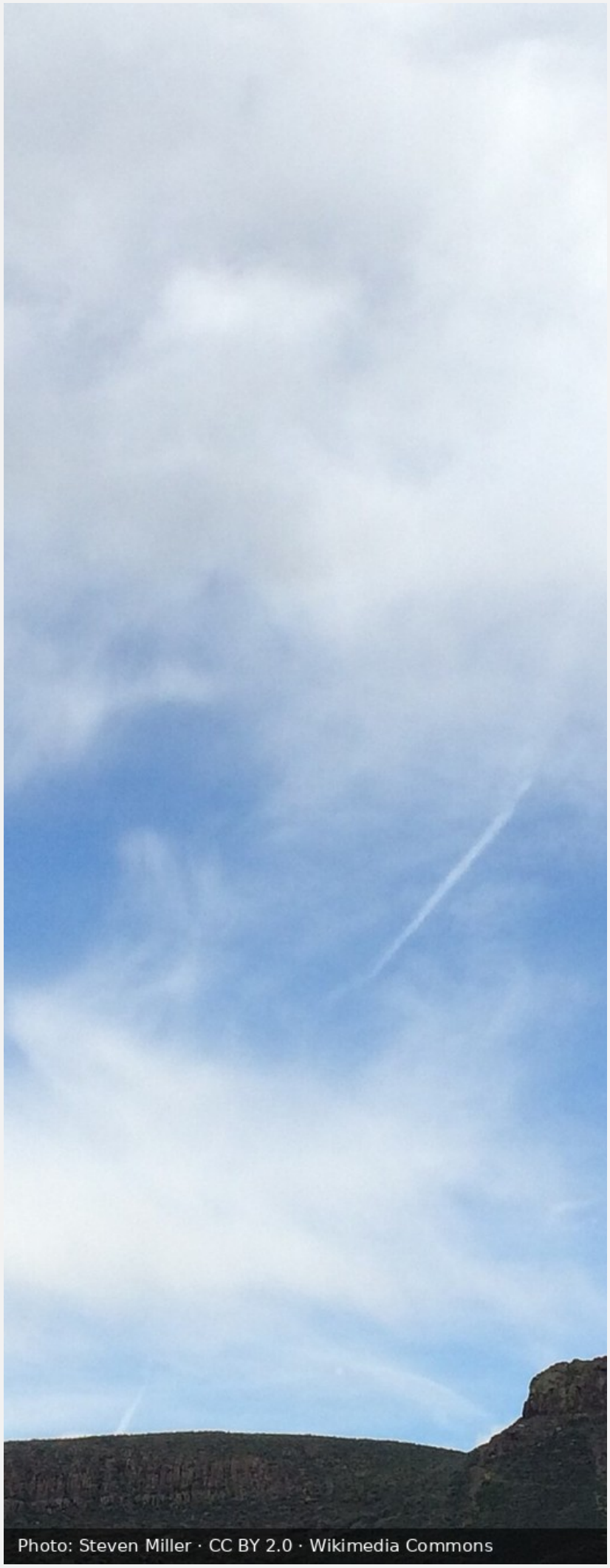


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02

Seasonal clusters signal market fragility

High geographic concentration of seasonal housing creates systemic vulnerability. If economic or climate conditions affect one of these ZIP codes — such as wildfire risk, infrastructure strain, or rising insurance costs — the entire seasonal housing market could experience a rapid downturn. This is not a diversified portfolio; it's a single-point risk, making Denver's seasonal sector more fragile than markets with broader distribution.

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