ZIP 81620 — #1 of 10: Share of Homes in 50-Unit Buildings or Larger

ZIP 81620 leads Colorado High Country in large apartment share

28.4% of homes in 50+ unit buildings — source: ALEX Intelligence, 2026

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THE DATA

28.4%

Share of Homes in 50-Unit Buildings or Larger (2024)

In ZIP 81620, nearly three in ten homes are in large apartment complexes.

This concentration reflects the unique economic architecture of mountain resort communities. Unlike urban centers, where large apartment buildings serve as primary housing, in the High Country, such density is a strategic response to seasonal demand and workforce housing needs. The data reveals that ZIP 81620 — which includes parts of the Vail Valley — has become a critical hub for multi-unit residential infrastructure, not for speculation, but for sustained operational capacity in tourism and service sectors.

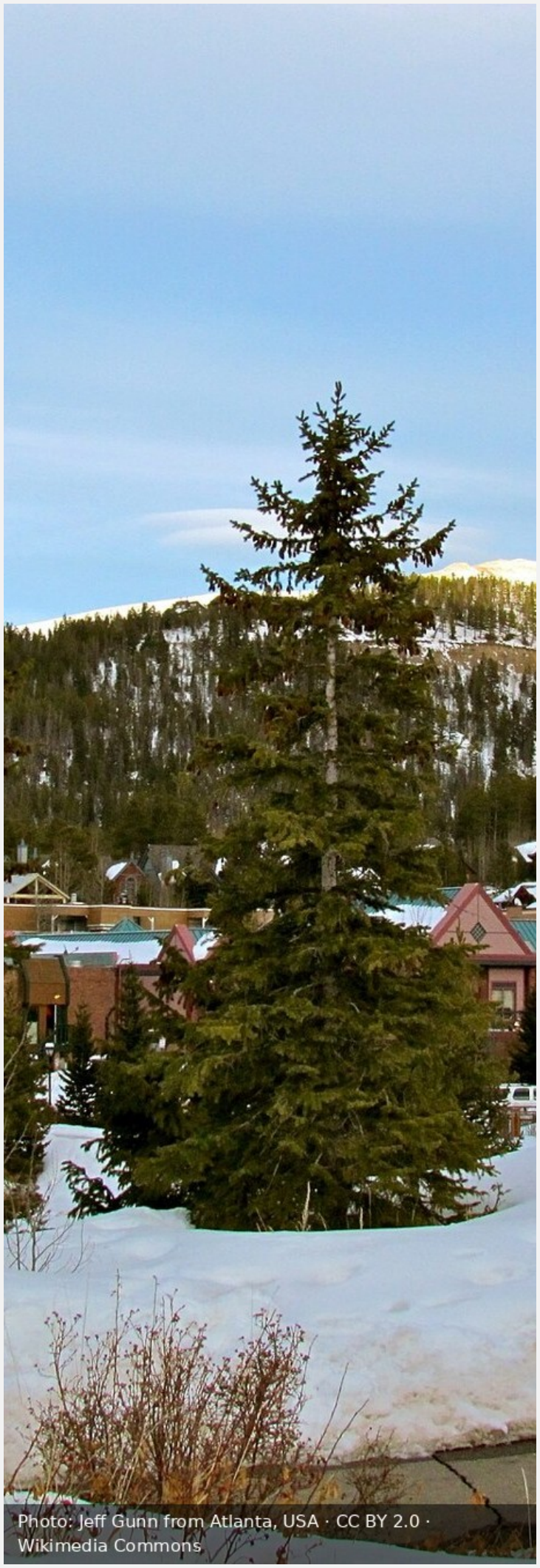


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Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-14-high-country-apartment-share-zcta-mkt

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Density as resilience

Unlike in traditional urban markets, where density often correlates with price inflation, in this mountain context, scale serves stability. The presence of 28.4% large units is a deliberate economic design — not a market failure — enabling the region to maintain labor supply during tourism peaks without triggering housing shortages.

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The hidden engine of resort economies

This data challenges the assumption that resort communities are defined by exclusivity. Instead, the most resilient segment of the High Country's housing stock is the one that serves the infrastructure of the economy: the large apartment building. The region's long-term stability lies not in preserving the status quo of single-family homes, but in maintaining and upgrading this underappreciated, high-functioning housing layer.

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