#1 of 6: Ratio of Highest to Lowest County Home Value in the Market

Pitkin leads Grand by 1.89x in home value

Source: ALEX Intelligence · Published November 15, 2026

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THE DATA

1.89x

Ratio of Highest to Lowest County Home Value in the Market (2024)

Pitkin County’s median home value is nearly double that of Grand County, the largest disparity among Colorado High Country counties.

This 1.89x gap reveals a deep structural divergence in economic resilience and investment capacity across the High Country. Pitkin County’s premium reflects sustained demand from high-net-worth buyers, while Grand County’s lower valuation signals ongoing affordability pressures despite its growing tourism economy. The gap is not temporary — it is rooted in long-term capital allocation patterns, infrastructure access, and labor market stability.

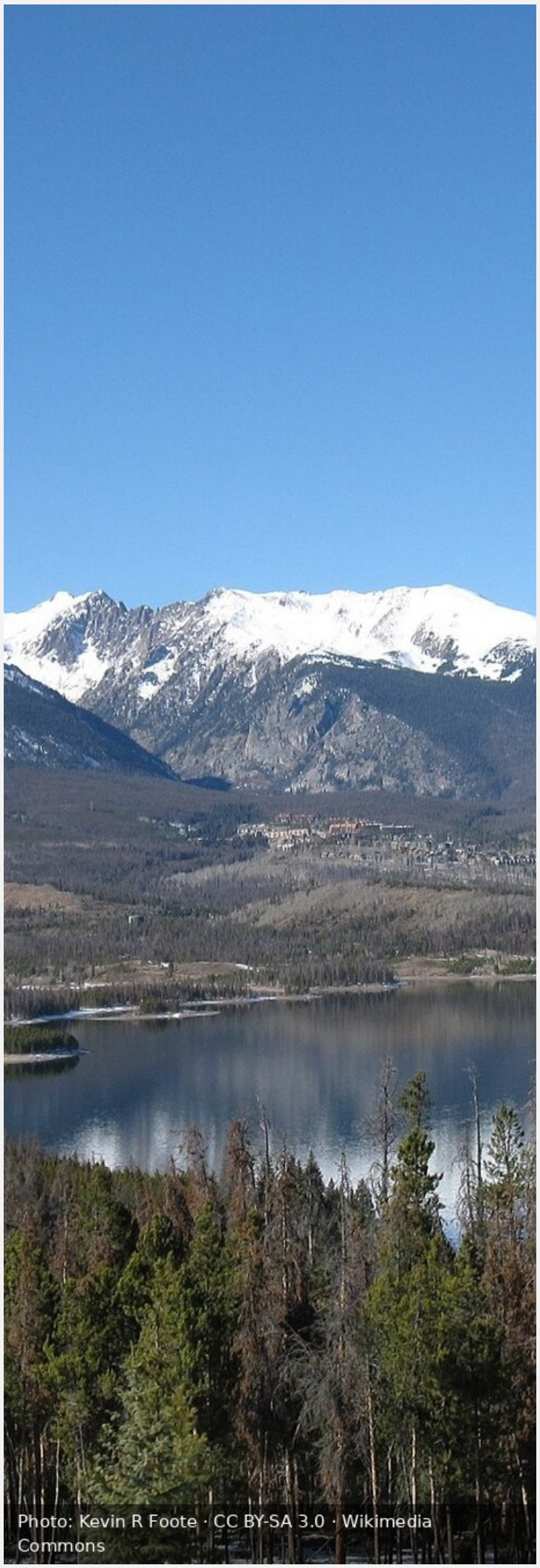


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Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-15-high-country-within-county-home-value

01

Wealth concentration fuels market polarization

The 1.89x disparity is not just about price — it’s about who owns what. Pitkin County’s high-value dominance reflects a concentration of capital in elite resort communities, where properties serve as both primary residences and investment assets. This concentration drives up local costs, limits housing supply for middle-income residents, and creates a self-reinforcing cycle where only the most affluent can afford to live there. Grand County, by contrast, remains more accessible but struggles to attract the same level of capital, leaving its housing market vulnerable to volatility.

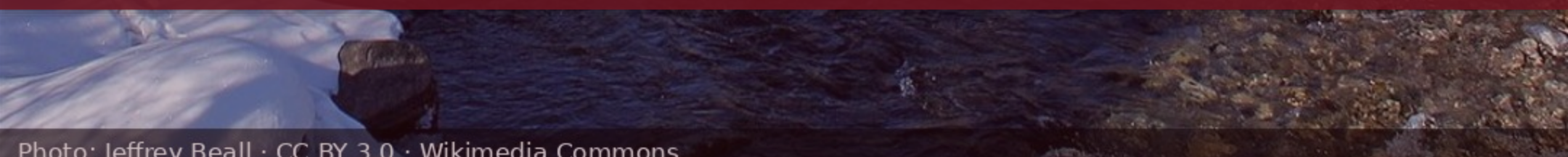


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02

Affordability is not a price issue — it’s a distribution issue

The data shows that home value differences are not driven by construction costs or land scarcity alone. Instead, they reflect unequal access to capital, labor, and long-term investment. Pitkin’s premium is sustained by global capital flows, while Grand County’s lower valuation reflects constrained access to financing and a workforce that cannot keep pace with demand. This isn’t a ‘price problem’ — it’s a distributional one. Without targeted policy interventions to rebalance capital flow, the High Country risks becoming two distinct economies: one for the wealthy, one for the rest.

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