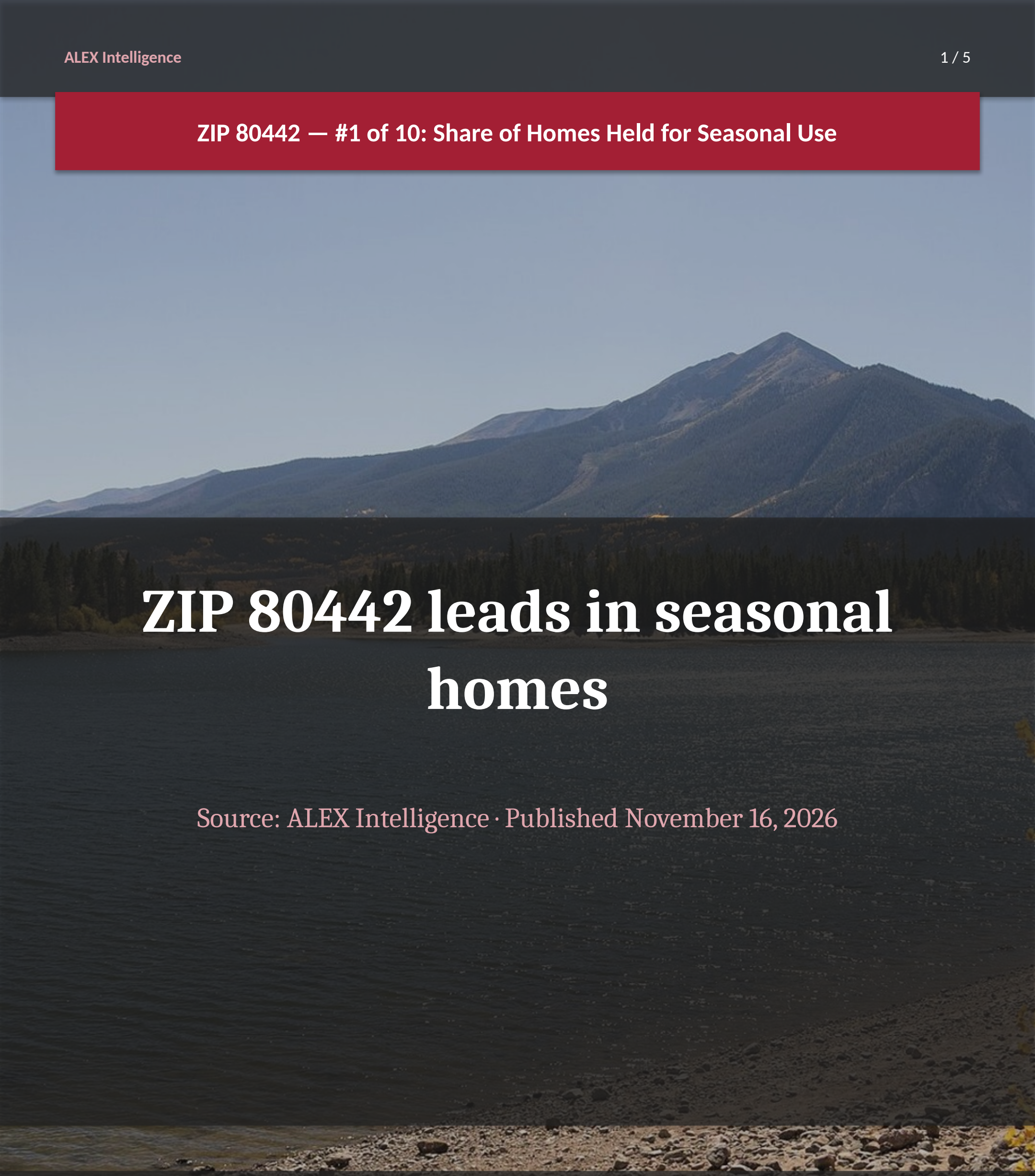
ZIP 80442 — #1 of 10: Share of Homes Held for Seasonal Use



ZIP 80442 leads in seasonal homes

Source: ALEX Intelligence · Published November 16, 2026

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THE DATA

59.8%

Share of Homes Held for Seasonal Use (2024)

ZIP 80442, in the Colorado High Country, has the highest share of homes used seasonally among all ZIPs in Summit, Eagle, Pitkin, Grand, Routt, San Miguel, and Colorado.

This figure reflects a fundamental transformation in the region's housing fabric — where second homes are not just vacation properties, but the dominant form of residential ownership in key resort towns. The data reveals that nearly six in ten homes in ZIP 80442 are held for seasonal use, signaling deep integration of tourism-driven demand into the local real estate market.

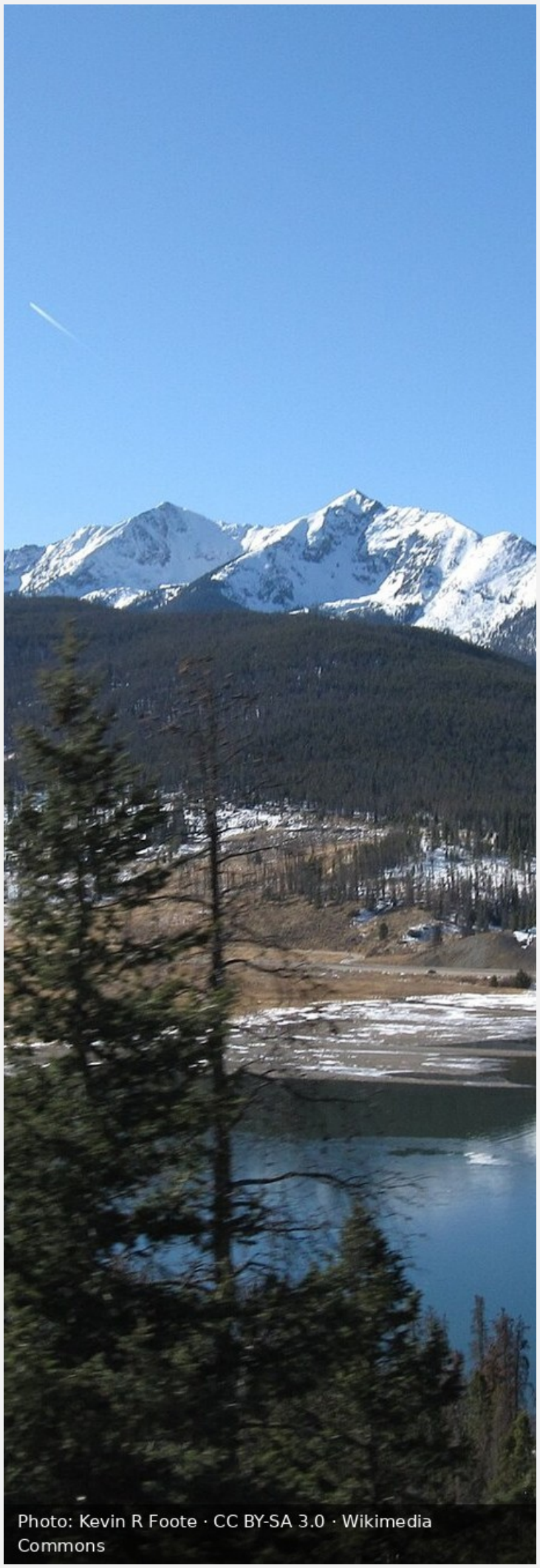


Photo: Kevin R Foote · CC BY-SA 3.0 · Wikimedia Commons

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-16-high-country-seasonal-share-zcta-mkt

01

Seasonal ownership fuels economic fragility

While seasonal homes drive high property values and tourism revenue, they also entrench economic volatility. With over half of homes in ZIP 80442 not occupied year-round, local employment, public services, and long-term planning face persistent instability. This structure makes the region highly sensitive to seasonal fluctuations in snowpack, visitor numbers, and climate variability — risks amplified by rising poverty thresholds in Summit and Grand counties (Kansas City Fed, 2026-11-16).



Photo: Nathan Anderson nathananderson · CC0 · Wikimedia Commons

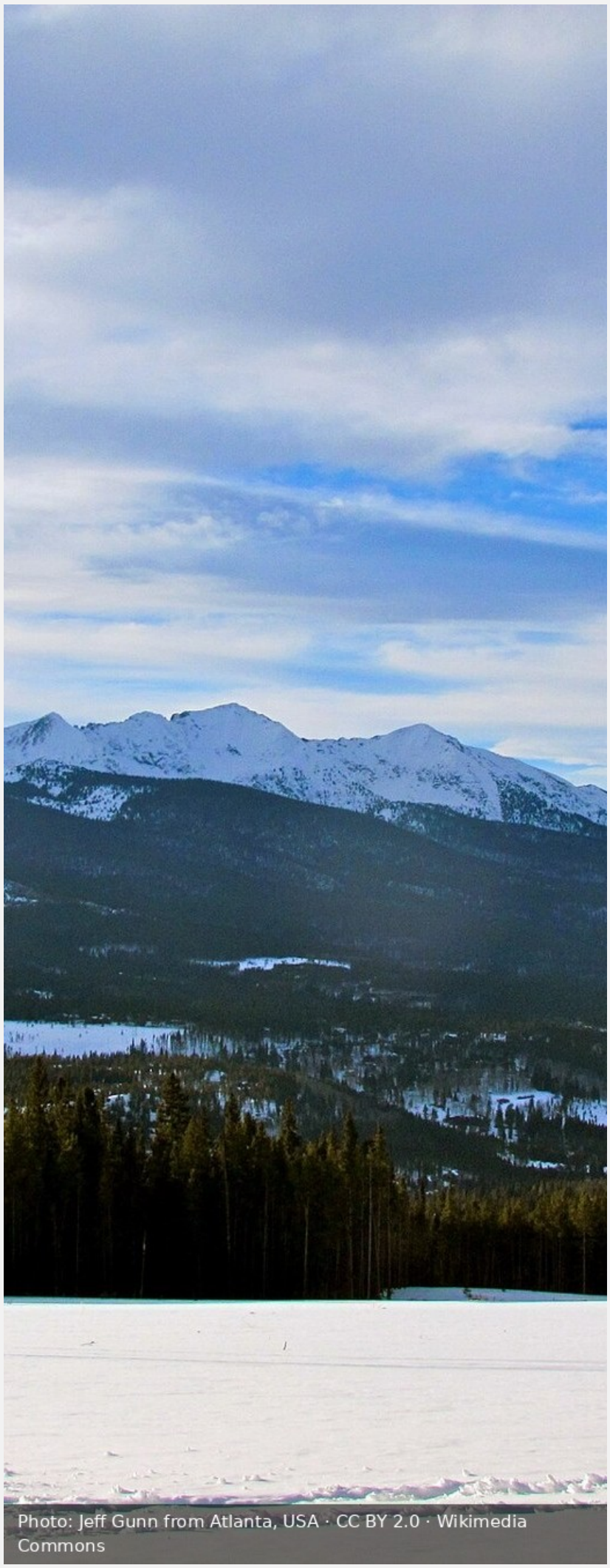


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02

Second homes as infrastructure

The dominance of seasonal housing isn’t just a real estate trend — it’s a de facto economic infrastructure. The region’s workforce retention, public infrastructure planning, and even emergency response capacity are shaped by the seasonal rhythm of occupancy. When the ski season ends, many towns experience a sharp contraction in services and staffing. This dynamic underscores why long-term affordability and workforce stability are now critical risks, even as luxury and seasonal demand remain strong (Kansas City Fed, 2026-11-16).

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