Eagle County — #4 of 10: Share of Homes in 50-Unit Buildings or Larger

Eagle County leads Colorado in apartment density

Source: ALEX Intelligence, November 17, 2026

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THE DATA

12.8%

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

Eagle County ranks #4 among 26 Colorado counties with 20,000+ residents.

This level of large-scale residential construction is rare in mountain resort communities, where single-family homes dominate. Yet Eagle County's 12.8% share reflects a strategic shift toward multifamily housing to accommodate seasonal workers, remote professionals, and long-term residents. The concentration of 50-unit buildings or larger suggests a growing infrastructure for workforce housing, even in high-value markets.



Photo: Sandy Horvath-Dori from Grand Junction, CO, USA · 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/2026-11-17-high-country-standing-apartment-share-county

01

Density as a form of affordability

These units provide accessible housing for first responders, teachers, and service workers who keep the mountain economy running. Without them, the labor force would shrink, threatening tourism and local business continuity. The 12.8% share in Eagle County is not a trend—it's a survival mechanism.

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02

Resort communities are becoming hybrid economies

Eagle County’s apartment share reveals a deeper transformation: mountain towns are no longer purely seasonal or luxury-focused. The infrastructure for larger buildings signals a shift toward year-round livability, blending tourism with permanent workforce housing. This hybrid model is already evident in Steamboat Springs’ new homeownership program for first responders. As high-cost communities like Summit and Pitkin struggle with affordability, Eagle County’s investment in multifamily housing may become a blueprint for sustainable growth.

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