#1 of 6: Share of the Market's Large Apartment Stock in Its Top Three Cities

93.8% of large apartments in the High Country are in Avon, Steamboat, Aspen

Source: ALEX Intelligence, November 22, 2026

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THE DATA

93.8%

Share of the Market's Large Apartment Stock in Its Top Three Cities (2024)

Avon, Steamboat Springs, and Aspen collectively house nearly all of the region’s large apartment units.

This extreme concentration reveals a structural bifurcation in the High Country’s housing market: while these three resort hubs anchor the region’s rental supply, the rest of the mountain communities remain largely underserved. The imbalance is not a market fluctuation—it’s a foundational design flaw in the region’s real estate development model.

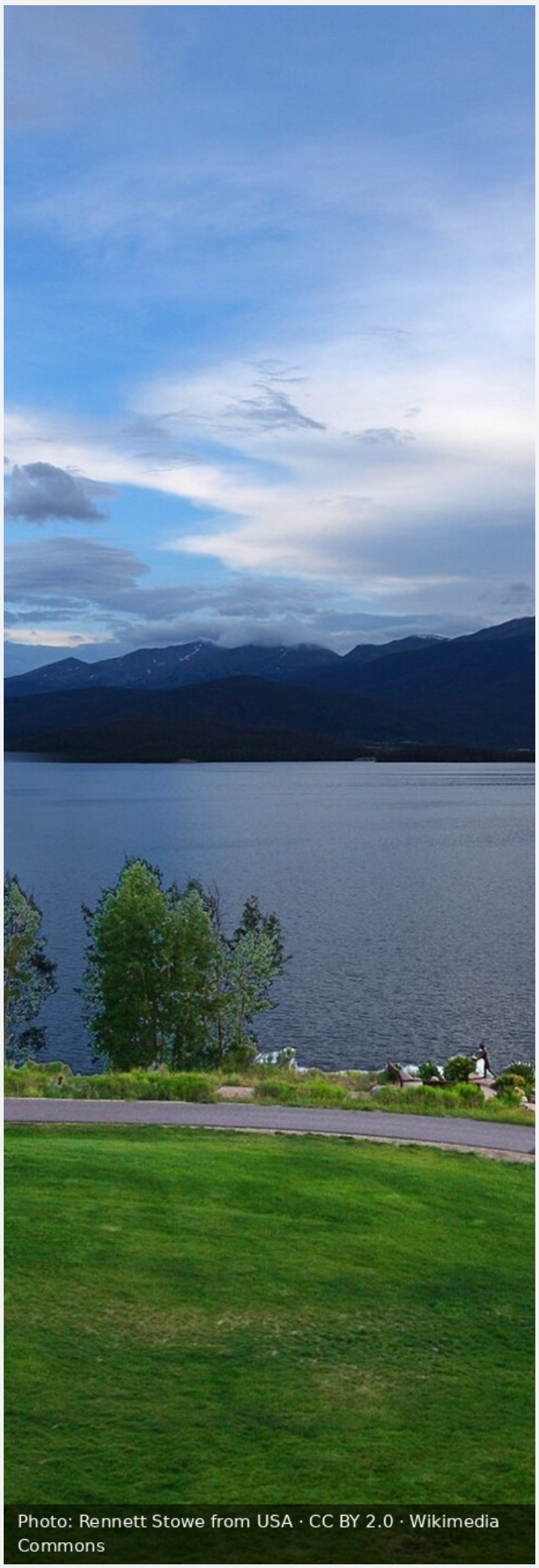


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Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-22-high-country-concentration-apartment-units-place

01

Density drives economic fragility

The apartment concentration in three towns amplifies this instability, as entire communities depend on a narrow seasonal labor base.

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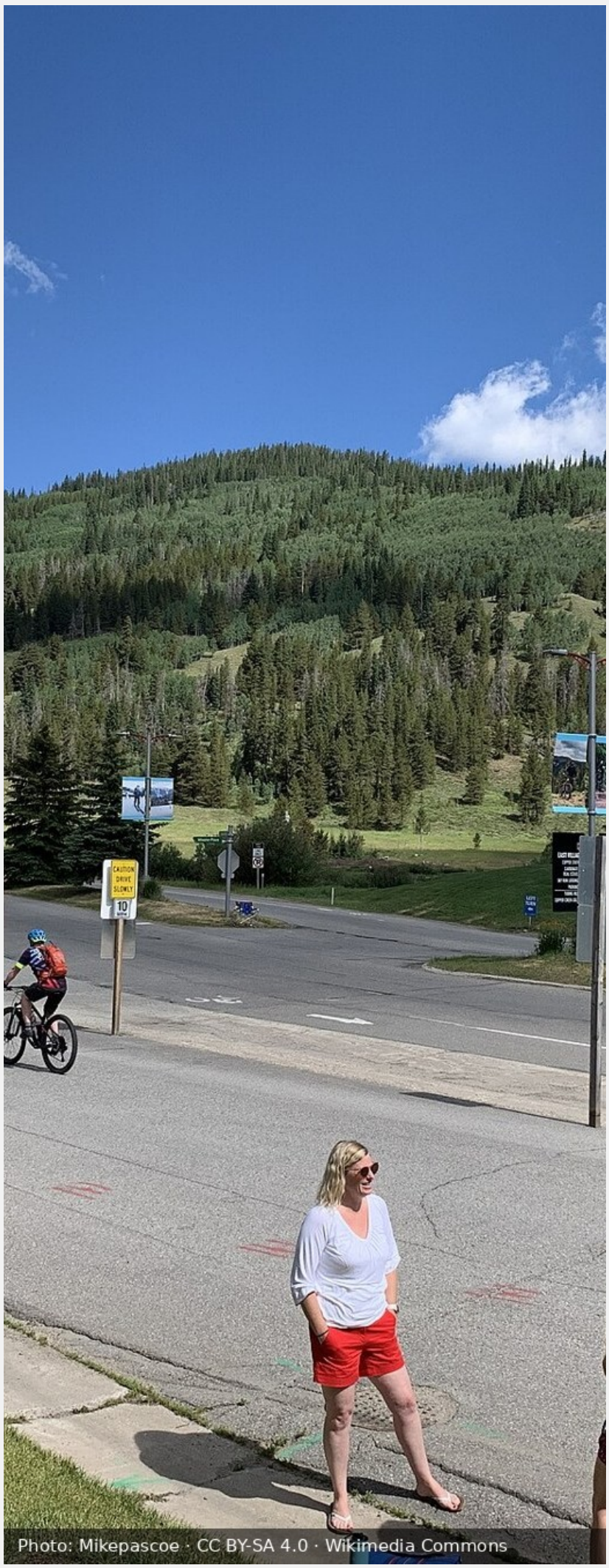


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02

The real scarcity is in affordable housing

When the bulk of the rental stock is in high-cost, high-turnover resorts, it becomes nearly impossible for service workers to afford housing near their jobs—undermining long-term workforce retention and economic sustainability.

Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

Diane Hart Alexander, MBA, MHA

Chair & CEO, ALEX Companies
Designated Broker, Alexander Tiffany Southwest, LLC dba ALEX.realestate, et.al.
Texas License #574877-B · Broker License #565194-BB

diane@alex.realestate · +1 713.591.9902

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