Eagle County — #5 of 10: Share of Homes Valued $1M or More

Eagle County Leads Colorado in $1M+ Homes

Eagle County · U.S. Census Bureau 2024

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THE DATA

41.1%

Share of Homes Valued $1M or More (2024)

Eagle County ranks #5 among Colorado's 26 counties with 20,000+ residents.

This figure reflects a market where the majority of homes exceed $1 million in value, driven by high-income tourism, second-home demand, and limited land availability. The concentration of luxury housing is not incidental—it is a structural outcome of geographic and regulatory constraints.

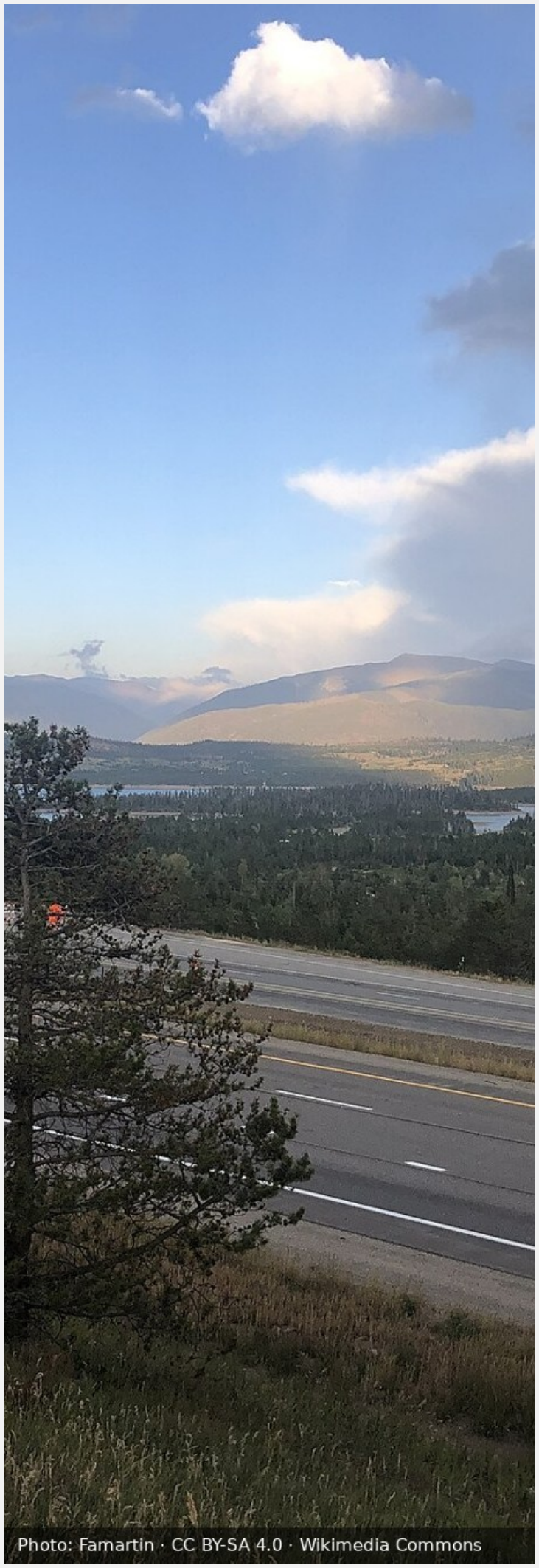


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Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-23-high-country-standing-million-share-county

01

Affordability is a design feature

The result is a real estate ecosystem where value is not just measured in dollars but in exclusivity. This isn’t a bubble—it’s a function of geography, policy, and sustained demand from global capital.

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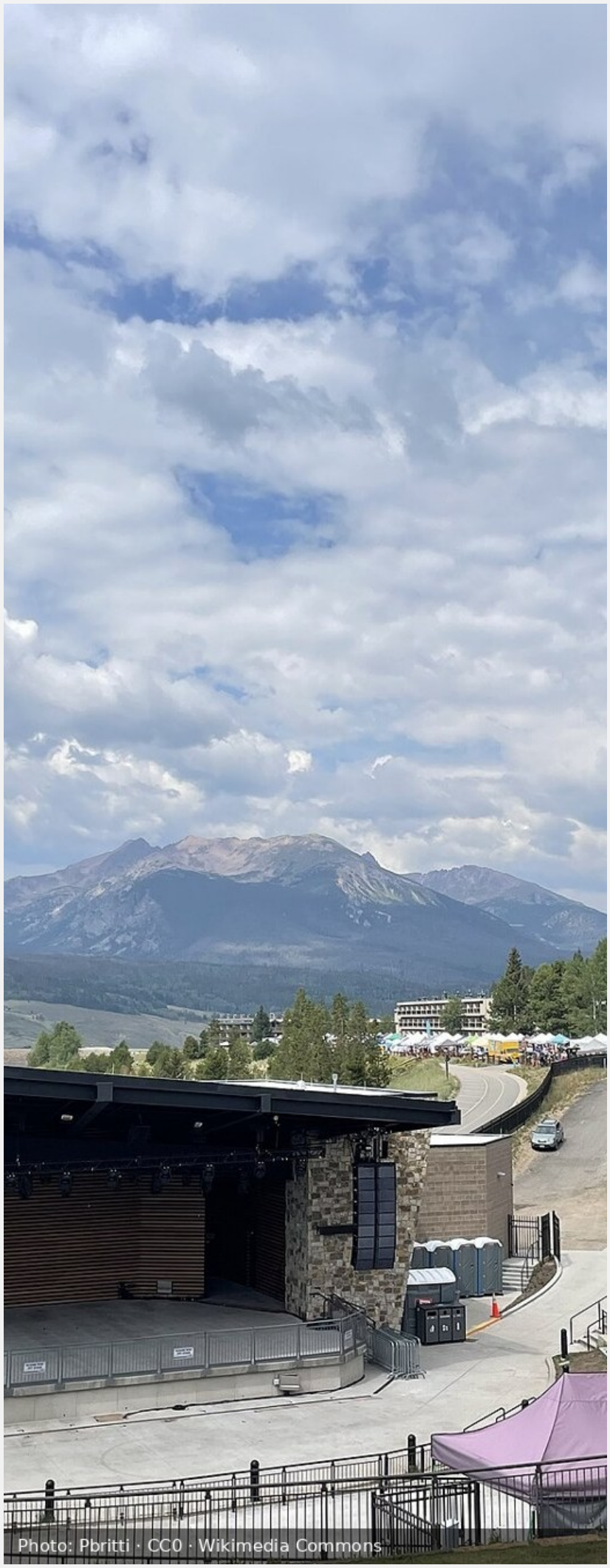


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02

The real estate divide is not just economic

This creates a tension where the region's prosperity is visible in its housing data but invisible in its labor market. The $1M+ threshold is not just a price point—it's a social boundary.

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