Gypsum — #1 of 6: Median Household Income

Gypsum leads Colorado High Country in income

Median Household Income: $115,564 – ALEX Intelligence 2026

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THE DATA

$115,564

Median Household Income (2024)

Gypsum's median income exceeds all other cities in the Colorado High Country.

This figure reflects a growing divergence in economic outcomes across mountain communities. While Gypsum leads, other resort towns like Aspen and Avon, despite high property values, lag behind in household earnings. This suggests that income distribution in the region is increasingly tied to employment sectors beyond tourism—particularly in service, infrastructure, and remote work hubs.



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Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-24-high-country-median-income-place-mkt



01

Income leads where jobs grow

Gypsum’s top ranking isn’t just about salaries—it’s about where opportunity is expanding. Unlike high-visibility resort towns reliant on seasonal tourism, Gypsum is becoming a functional hub for year-round employment. Its proximity to major infrastructure corridors, including the I-70 corridor and public works projects, supports stable, non-seasonal income growth. This shift signals a quiet but critical pivot: from tourism dependency to diversified economic resilience.

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02

Affluence without affordability

Despite its top income rank, Gypsum faces rising cost-of-living pressures. The Kansas City Fed reports that Summit, Eagle, and Pitkin counties remain above the national poverty threshold, with housing affordability gaps persisting. Gypsum's high median income may not translate to housing stability for all residents, especially as remote workers and second-home buyers drive demand. This creates a tension: economic success without inclusive growth.

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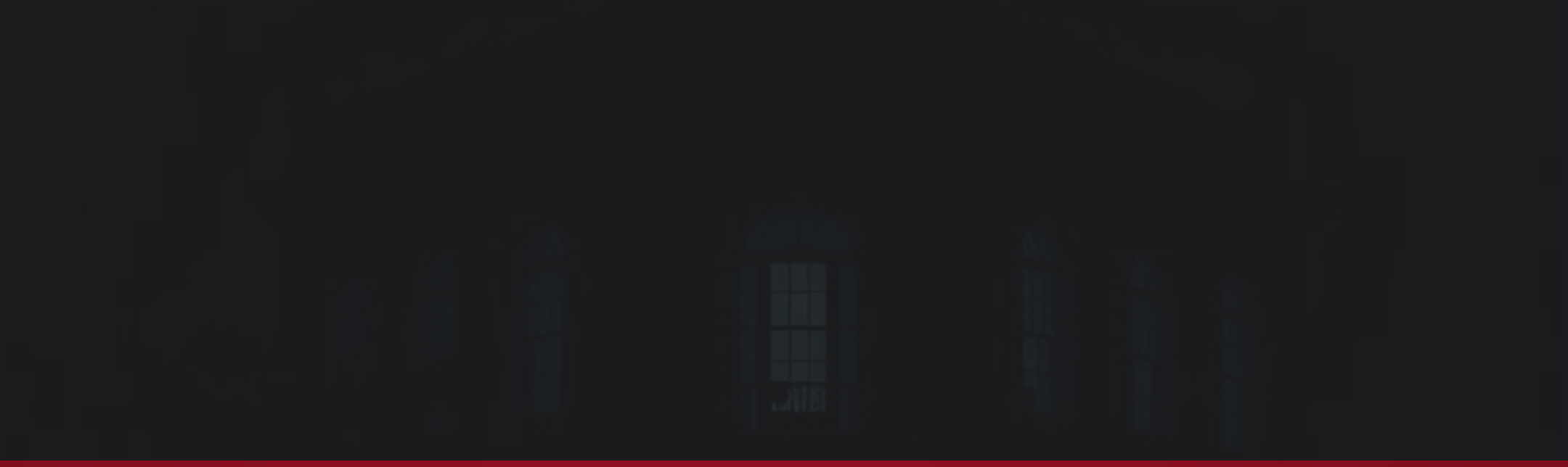

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