16 of 18 — #1 of 10: Share of Zip Codes With Median Home Value Above $500,000

88.9% of High Country ZIPs Over $500K

Based on 2024 ACS data, ALEX Intelligence

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THE DATA

88.9%

Share of Zip Codes With Median Home Value Above $500,000 (2024)

In the Colorado High Country, nearly nine in ten ZIP codes now cross the half-million-dollar threshold.

This figure—88.9%—reflects a structural shift in the region's housing market, where affordability is no longer a matter of choice but of exclusion. The concentration of high-value homes across Summit, Eagle, Pitkin, and Grand counties signals that the mountain resort economy has evolved beyond seasonal demand into a permanent, high-income enclave. This is not a temporary spike, but a demographic and economic reordering.

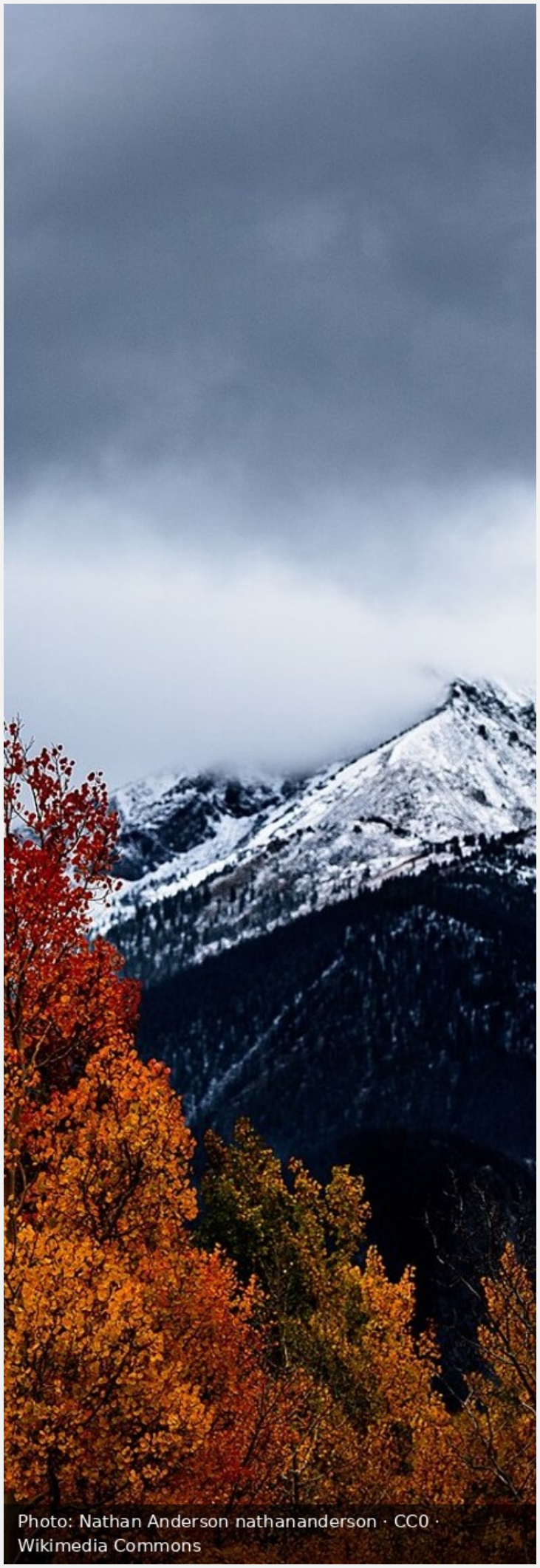


Photo: Nathan Anderson nathananderson · CC0 · Wikimedia Commons

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-25-high-country-threshold-home-value-500000-zcta

01

Affordability is now a structural barrier

With 88.9% of ZIP codes above $500K, the High Country has crossed a threshold where year-round residency is increasingly dependent on wealth or relocation from high-income markets. This is not a function of supply constraints alone, but of sustained demand from remote workers, second-home buyers, and capital-intensive tourism infrastructure. The result is a self-reinforcing cycle: high prices attract capital, which drives up values further, making entry nearly impossible for new residents without substantial financial leverage.

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02

The market is no longer seasonal — it’s permanent

The fact that 16 out of 18 ZIP codes exceed $500K suggests that the region’s housing market has moved beyond seasonal volatility. Unlike traditional resort economies that peak in winter and dip in summer, the High Country now maintains elevated prices year-round. The market is no longer just for tourists or vacationers; it is for those who can afford permanence.

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