Pitkin County — #1 of 6: Share Aged 65 and Over



Pitkin County leads Colorado in senior share

22.8% aged 65+ — ALEX Intelligence, 2026

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THE DATA

22.8%

Share Aged 65 and Over (2024)

Pitkin County has the highest share of residents aged 65 and over in the Colorado High Country.

This age profile is not accidental — it reflects decades of second-home migration, retirement relocation, and the long-term retention of elite professionals in high-value, low-density communities. The concentration of older residents in Pitkin County signals a deepening of social and economic stability, but also raises questions about workforce continuity and infrastructure readiness for aging populations.



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Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-28-high-country-senior-share-county-mkt



01

Aging population = lasting capital stability

Pitkin County’s high senior share correlates with strong long-term property ownership and low turnover. Older residents are more likely to hold homes free-and-clear, reducing refinancing volatility and increasing equity-backed resilience. This demographic trend supports a market less susceptible to short-term price swings, even amid rising interest rates or seasonal downturns.



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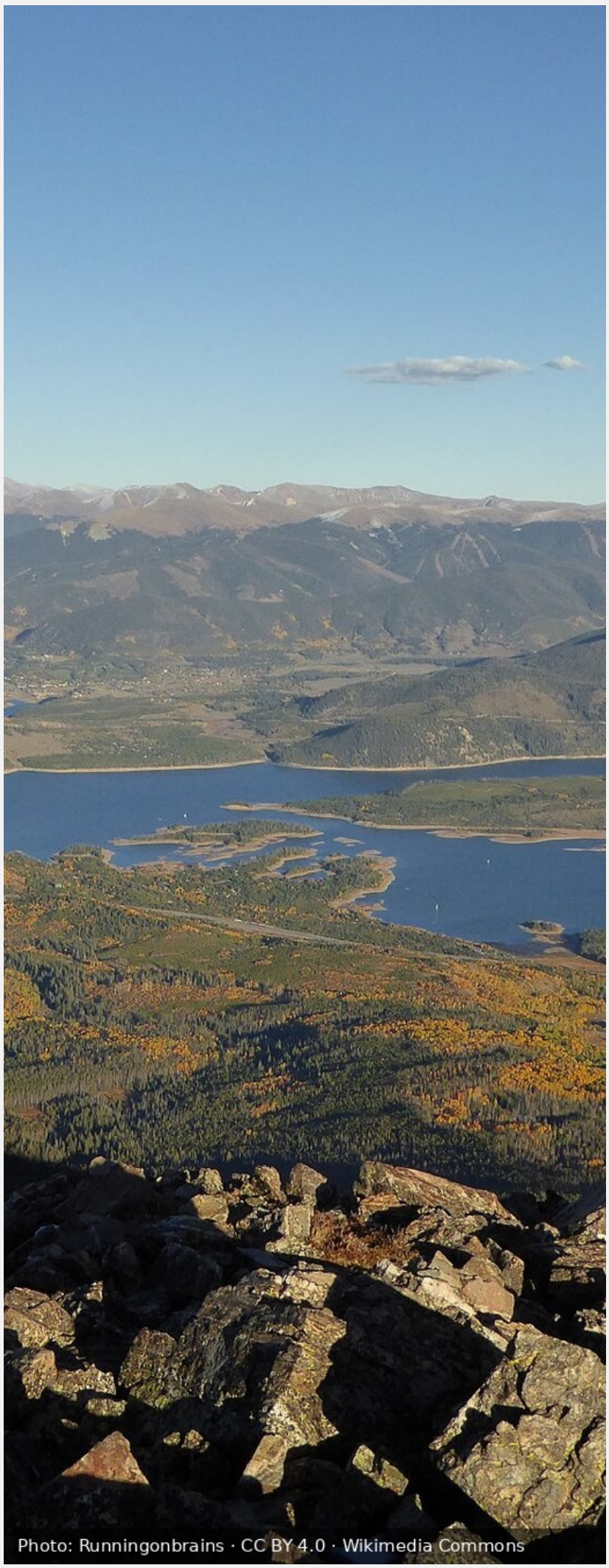


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02

The affordability paradox deepens

While seniors stabilize the market, their presence intensifies the affordability crisis for younger workers. With 22.8% of residents aged 65+, housing supply is skewed toward large, long-term homes — not rentals or starter units. This creates a structural mismatch: high-income retirees coexist with essential workers who cannot afford to live in the same communities, undermining the region's economic sustainability.

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