ZIP 81631 — #1 of 10: Share of Homes Valued $500K or More

ZIP 81631 leads Colorado in $500K+ homes

Source: ALEX Intelligence · Published November 29, 2026

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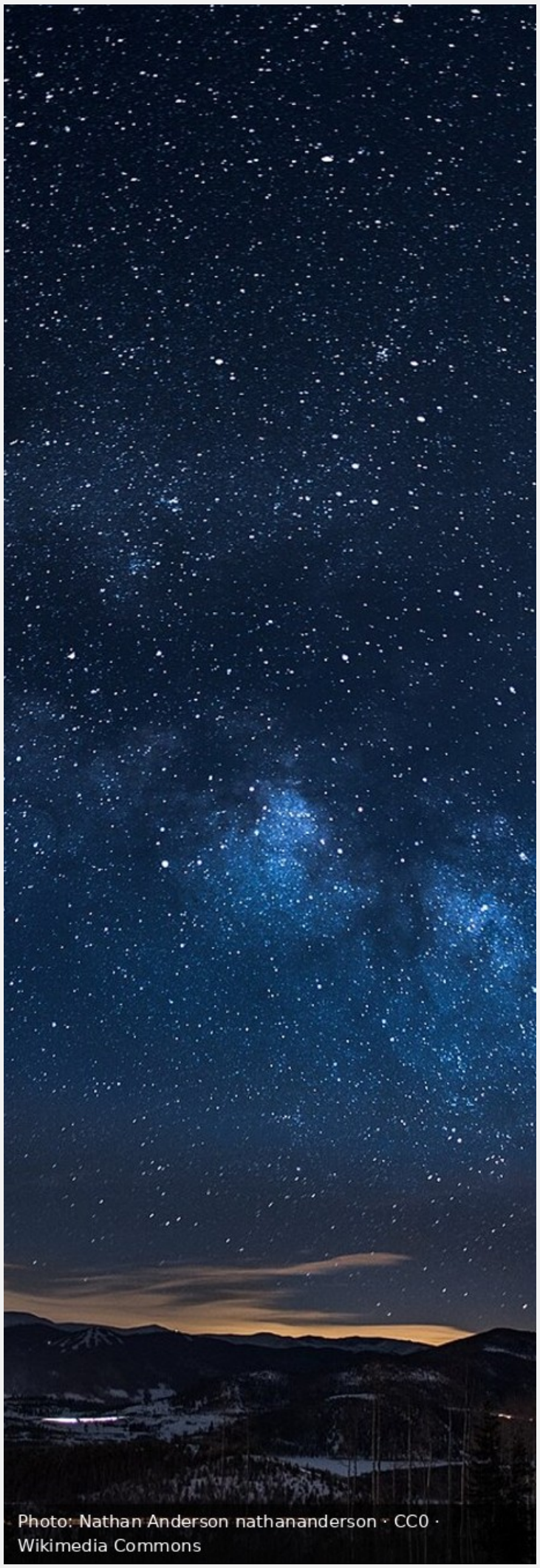
THE DATA

89.7%

Share of Homes Valued $500K or More (2024)

ZIP 81631, encompassing the core of the Upper Eagle River Valley, has the highest concentration of homes valued at $500,000 or more in the Colorado High Country.

This figure reflects a market where luxury and seasonal ownership dominate, with nearly nine out of ten homes in the ZIP code exceeding half a million dollars. The data, drawn from the U.S. Census Bureau's 2024 American Community Survey, reveals a structural shift in housing equity that extends beyond income to land use, zoning, and long-term investment patterns in mountain resort economies.



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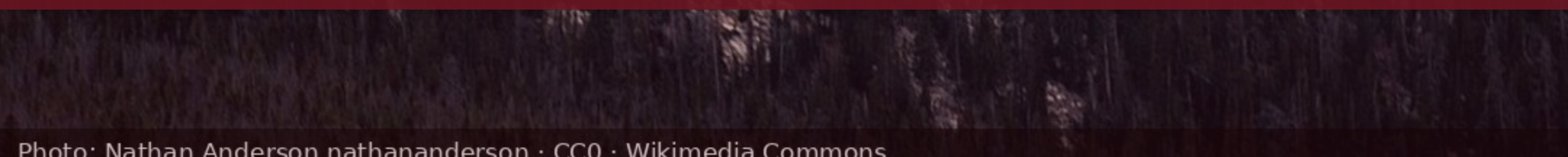
Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-29-high-country-half-million-share-zcta-mkt

01

Affordability is a myth, not a policy

This concentration of high-value homes signals a market that has prioritized capital appreciation and seasonal investment over inclusive housing. The result is a community where long-term residency is increasingly contingent on wealth, not employment — a dynamic that undermines workforce stability in tourism-dependent towns.



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02

The market rewards exclusion, not access

This creates a self-reinforcing cycle: higher home values attract investors, which drives up prices, which in turn excludes new residents. As infrastructure challenges along I-70 persist and winter tourism drives seasonal spikes, the region's ability to attract and retain a diverse workforce is under systemic strain — a reality that cannot be solved by adding more ski lifts or events.

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