



## Colorado Mountain Resorts – Demographic & Housing Characteristics

Colorado’s mountain resort communities share many characteristics such as the presence of second/vacation homes, and differ from the state as a whole with relatively fewer minorities, families, households with children, seniors, homeowners, women and occupied housing units. The 2010 population in resort communities is:

- Primarily white with little racial or ethnic diversity. The Hispanic/Latino population is relatively small ranging from 4% in Crested Butte to 9% in Telluride and Breckenridge.
- About the same age as the rest of the state’s population, yet with far fewer seniors. The median age varies little among these communities ranging from 32.5 to 36.5, except in Aspen where it is nearly 41. Aspen has the highest percentage of households with a member age 65 or older (17%).
- Mostly single. Steamboat Springs is the only community where the majority of households are families.
- Male dominated. Males outnumber females in all of the towns, but more so in Vail where nearly 58% of the population is male.

About housing:

- Homeownership rates vary from 46% to 63%. Steamboat Springs has the highest percentage of occupied units that are owner occupied.
- The percentage of second/vacation homes varies widely from 26% in Crested Butte (Mt. Crested Butte units not included) to 64% in Breckenridge.

### 2010 Census Demographic and Housing Estimates

	Aspen	Breckenridge	Crested Butte	Steamboat Springs	Telluride	Vail	State
Total population	6,658	4,540	1,487	12,088	2,325	5,305	5,029,196
Median Age	40.9	32.5	34.4	36.5	35.9	35.0	36.1
% Male	52.1	55.7	54.5	54.2	55.3	57.5	50.1
% White	95.3	94.5	97.0	95.5	92.0	94.3	84.3
% Hispanic or Latino	7.5	9.0	4.2	8.5	9.4	7.4	20.7
Total households	3,516	1,946	725	5,201	1,086	2,604	1,972,868
% Families	38.6	46.0	39.0	53.4	40.1	35.2	63.9
% Households w/ kids <18	17.6	19.1	19.7	25.1	22.7	12.6	32.7
% Households w/ seniors	17.2	10.1	7.0	11.9	8.7	15.9	20.2
Average household size	1.9	2.3	2.1	2.3	2.1	2.0	2.5
Total housing units	5,929	6,911	1,069	9,966	2,070	7,230	2,212,898
% Occupied	59.3	28.2	67.8	52.2	52.5	36.0	89.2
% owner occupied	52.9	52.0	51.3	62.9	45.6	48.5	65.5
% 2nd/vacation homes*	32.3	63.5	25.8	37.9	35.0	53.2	4.6

\*Units listed for sale not included in 2<sup>nd</sup>/vacation home estimates.

*Courtesy of Melanie Rees, 970.349.9845 and Wendy Sullivan, 303.579.6702*



## Colorado Mountain Resorts – Demographic & Housing Characteristics

Colorado mountain resorts show significantly different changes in their population and household characteristics between 2000 and 2010.

- Population growth rates varied widely from an 88% increase in Breckenridge to a slight drop in Crested Butte due to a decrease in household size.
- Breckenridge also stands out with over a 100% increase in family households and households with children, and almost a 4-fold increase in senior households. Owner occupied households also increased over 100% and occupied housing units increased faster than second/vacation units.
- The number of second/vacation homes increased faster than did homes occupied as primary residences in all communities except Breckenridge and Telluride.
- Senior households showed significantly faster growth than in the state as a whole, with the 65+ population more than doubling since 2000 in all resorts except Aspen.
- Growth in the Hispanic/Latino population is relatively more moderate in resort communities than the state, with the exception of Breckenridge and Steamboat Springs (showing more than a 200% increase) and to some extent Crested Butte.
- The homeownership rate increased faster than the state as a whole except in Crested Butte and Vail.

### *Changes in Demographic and Housing Characteristics, 2000 to 2010*

Percent change:	Aspen	Breckenridge	Crested Butte	Steamboat Springs	Telluride	Vail	State
Total population	12.6	88.5	-2.7	23.2	4.7	17.1	16.9
Median age (change in years)	4.2	3.1	3.8	4.1	4.9	3.1	1.8
Male population	9.7	70.3	-4.4	20.7	5.0	15.5	16.4
Hispanic or Latino (of any race)	37.5	213.0	50.0	233.9	36.9	38.8	41.2
Total households	21.1	80.0	4.8	27.4	7.2	20.3	19.0
Families	25.2	134.9	11.4	33.2	21.8	20.1	16.3
Households with kids < 18	25.1	146.4	2.9	17.7	21.2	20.2	10.1
Households with seniors	79.8	392.5	112.5	106.3	156.8	153.4	36.1
Average household size	-0.06	0.12	-0.16	-0.08	-0.05	-0.05	-0.04
Total housing units	36.2	61.9	14.9	56.4	6.8	34.2	22.4
Occupied	21.1	80.0	4.8	27.4	7.2	20.3	19.0
Owner occupied	24.3	137.6	13.1	28.5	37.1	11.6	15.9
2nd/vacation homes*	71.0	51.0	41.5	211.5	-0.1	33.1	41.1

Sources: 2000 and 2010 Census

\*Units listed for sale not included in 2<sup>nd</sup>/vacation home estimates.