

Boulder's Permit Pace Slows to 1.2%

One-year change in single-unit home approvals reveals a hidden market shift.

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THE DATA

1.2%

One-Year Change in One-Unit Homes Permitted (2025)

Boulder County's new home approval pace rose just 1.2% from 2024 to 2025.

This modest increase contrasts sharply with the double-digit growth seen in recent years. The slight uptick suggests that the market is no longer expanding rapidly, even as demand remains strong. The data reflects a maturing housing cycle where new construction is stabilizing after years of high activity.

Source: U.S. Census Bureau, Building Permits Survey, county annual totals, 2024 and 2025 ·

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<https://alex-companies.com/data/2026-09-13-boulder-permits-market-change>

01

Supply is not the bottleneck

The 1.2% increase in permits indicates that new home construction is not the constraint in Boulder's market. If supply were the issue, we'd expect a sharp decline in permits — not a slow, steady rise. Instead, the market is responding to demand with measured growth, suggesting that affordability and regulatory hurdles are now the primary barriers, not land or labor availability.



02

Stability signals maturity

A sub-2% annual increase in permits is a sign of market equilibrium, not stagnation. In high-growth markets, permit rates typically surge above 5% annually. Boulder's current pace aligns more closely with mature markets like Austin or Portland in their consolidation phase. This shift implies that Boulder is transitioning from a speculative boom to a sustainable, long-term housing ecosystem.

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