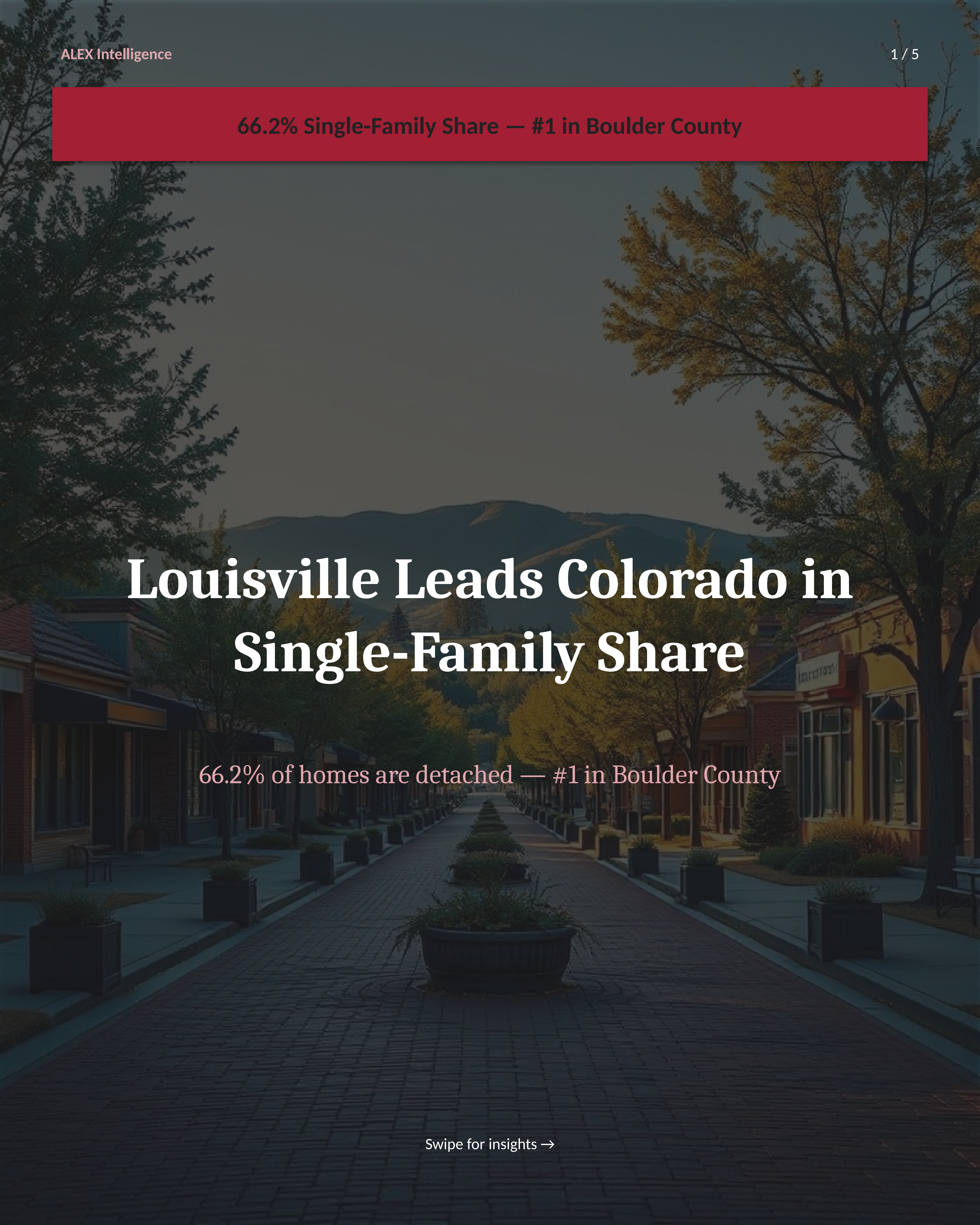

66.2% Single-Family Share — #1 in Boulder County

Louisville Leads Colorado in Single-Family Share

66.2% of homes are detached — #1 in Boulder County

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THE DATA

66.2%

Share of Homes That Are Single-Family Detached (2024)

Louisville leads Boulder County with the highest concentration of single-family homes.

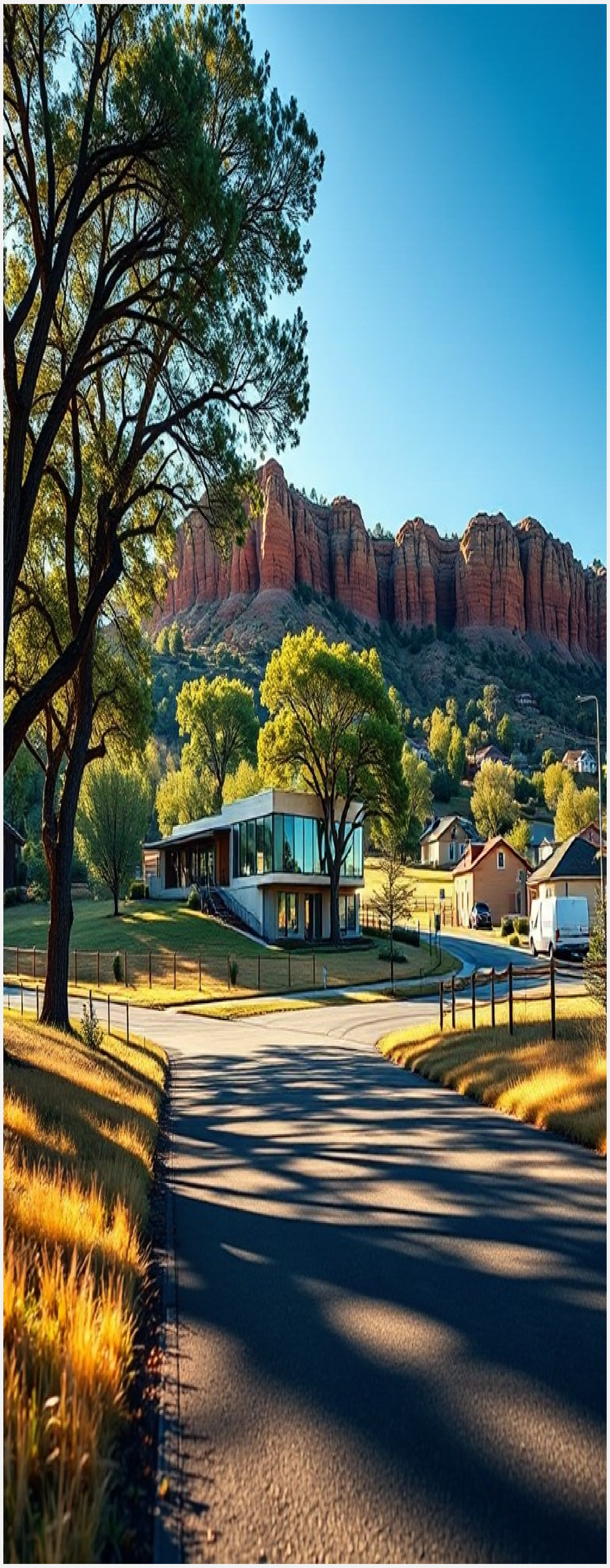
This figure is not just a statistic—it reflects a foundational design choice in urban form. With 66.2% of homes detached, Louisville has preserved a low-density, high-autonomy housing model that resists the pressures of urban densification. This model supports long-term affordability by limiting speculative land use and preserving open space, even as surrounding areas like Boulder face rising costs.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-09-21-boulder-single-family-share-place-mkt

01

Density as a Competitive Advantage

Louisville's dominance in single-family share is not a relic of the past—it is a strategic positioning for the future. In a region where housing supply is constrained and affordability is under strain, a market that maintains 66.2% detached housing has inherent stability. This model reduces development speculation, preserves green space, and supports long-term resident retention, creating a durable economic and social foundation that higher-density areas cannot replicate.



02

The Hidden Cost of High-Density Infill

While Boulder ranks only fifth in single-family share at 38.7%, its higher density comes at a cost: reduced land availability for new construction and increased pressure on infrastructure. In contrast, Louisville's low-density model has allowed for controlled, incremental growth without triggering the kind of supply crunch that limits affordability. The data suggests that single-family dominance is not a barrier to growth—it is a mechanism for sustainable, long-term market resilience.

Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

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