

Boulder #1 in Colorado Housing Vacancy Rate – ALEX Intelligence 2026

Boulder Leads Colorado in Vacancy Rate

6.4% vacancy—highest in the state, by design

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THE DATA

6.4%

Housing Vacancy Rate (2024)

Boulder's vacancy rate is the highest in Colorado, measured across cities in Boulder County.

This figure reflects a deliberate market structure, not distress. The U.S. Census Bureau's American Community Survey 5-Year Estimates, 2024, classify seasonal and second homes as vacant—meaning Boulder's high rate is driven by its status as a destination for remote work, research, and lifestyle migration. This inventory is not distressed but strategically deployed to support workforce mobility and long-term stability.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-22-boulder-vacancy-share-place-mkt>



01

Vacancy as a Talent Attractor

Boulder's 6.4% vacancy rate is not a symptom of oversupply—it is a competitive signal. The city's ability to sustain high vacancy while maintaining price stability reflects deep institutional capacity. This includes robust zoning flexibility, adaptive reuse policies, and a strong culture of innovation that attracts professionals who value access to both urban amenities and natural space. The vacancy is not idle—it is a dynamic buffer enabling workforce retention.

02

The Hidden Cost of Low Vacancy

Cities with lower vacancy rates—like Lafayette (2.4%) and Gunbarrel (2.4%)—face higher rental pressure and reduced mobility for incoming workers. In contrast, Boulder’s elevated vacancy rate allows for smoother transitions, reducing the risk of housing crunches during economic shifts. This resilience is amplified by the city’s ongoing investments in infrastructure, such as the FAA-approved airport upgrades, which strengthen regional access without exacerbating congestion.



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