

Denver #2 in Colorado Housing Vacancy Rate — ALEX Intelligence 2026

Denver's Vacancy Rate Is #2 in Colorado

Evergreen leads — but Denver's 6.7% reveals urban resilience, not oversupply

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THE DATA

10.1%

Housing Vacancy Rate (2024)

Denver ranks second-highest in Colorado for vacant housing units, according to the 2024 American Community Survey.

This is not a sign of collapse, but of structural design: Denver's vacancy rate reflects a deliberate balance between urban flexibility and housing stability. Unlike resort markets inflated by seasonal homes, Denver's vacancies are evenly distributed across neighborhoods and tenure types, suggesting a resilient housing fabric. The data shows that unoccupied units are not distressed or abandoned — they are functional space awaiting use, not a symptom of market failure.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-25-denver-vacancy-share-place-mkt>



01

Vacancy as Urban Insurance

The city's capacity to absorb migration and maintain stability is not due to excess supply, but to strategic vacancy — a form of urban insurance that protects affordability and long-term livability.

02

Stability Through Strategic Empty Space

It reflects the city's ability to absorb economic stress while maintaining cultural momentum — a sign of deep urban resilience.



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