

Highest Housing Vacancy Rate in the U.S. — ALEX Intelligence 2026

30.0% Vacancy Rate — #1 in U.S.

Show Low leads the nation in unoccupied housing units — a hidden signal of
land market opportunity

THE DATA

30.0%

Housing Vacancy Rate (2024)

Show Low holds the highest vacancy rate among all U.S. micropolitan areas.

This figure reflects unoccupied units, including seasonal homes and second residences, not distressed inventory. The high rate in Show Low is not a symptom of decline but a structural feature of a resort-oriented, low-density land market. In multi-state rural markets like Texas, North Carolina, and Colorado, this pattern signals untapped potential for land use diversification — from solar leasing to recreational development.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-03-land-land-vacancy-share-msa-us-micro>



01

Vacancy as a Strategic Asset

This is particularly relevant in counties with strong natural resource assets — such as solar potential in Texas or water rights in Colorado — where vacant land is not idle but waiting for the right economic trigger.

02

Seasonal Markets Are Future-Proof

For investors in Texas, North Carolina, and Colorado, the lesson is clear: the highest vacancy rates are not red flags, but green lights for strategic land positioning in areas with low population density and high environmental or energy potential.



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

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