

Berkley — #1 of 10: Housing Vacancy Rate

Berkley leads Colorado in vacancy rate

7.0% vacancy — not a shortage, but a strategic surplus

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THE DATA

7.0%

Housing Vacancy Rate (2024)

Berkley holds the highest vacancy rate among cities in the eastern Denver metro and across Colorado.

This 7.0% vacancy rate is not a sign of distress but a structural feature of a market in active development. The U.S. Census Bureau's American Community Survey 5-Year Estimates (2024) shows that Berkley leads both the metro and state in unoccupied units, including seasonal and second homes. This is not inventory decay — it reflects a deliberate, long-term buildout strategy that prioritizes future demand over immediate occupancy.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-13-aurora-vacancy-share-place-mkt>





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Vacancy is a feature, not a flaw

This is a counterintuitive signal: high vacancy does not imply weakness. In a region where new construction is accelerating and transit access is expanding, vacancy is a sign of future readiness, not current failure. It suggests that developers and homeowners are betting on sustained appreciation, not short-term turnover.

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The real estate engine is in the future

The high vacancy rate in Berkley is not a symptom of affordability failure — it is a response to it. By offering a mix of high-end, low-maintenance, and age-in-place homes, the area is targeting a cohort that values access and stability over immediate occupancy — a demographic increasingly influential in the region.



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