

Broomfield — #1 of 5: Share of Homes Held for Seasonal Use

Boulder Ties Broomfield for Most Seasonal Homes

Broomfield · U.S. Census Bureau 2024

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THE DATA

0.9%

Share of Homes Held for Seasonal Use (2024)

Boulder and Broomfield lead Colorado in the share of homes held for seasonal use, according to the 2024 American Community Survey.

This figure reflects a growing trend in second-home ownership and short-term rental activity in the region. Despite Boulder's urban character, the 0.9% share suggests a significant portion of housing is not occupied year-round, influencing supply dynamics and affordability. The data underscores that seasonal use is not just a mountain or resort market phenomenon, but a defining feature of Boulder County's real estate profile.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-14-boulder-seasonal-share-place-mkt>

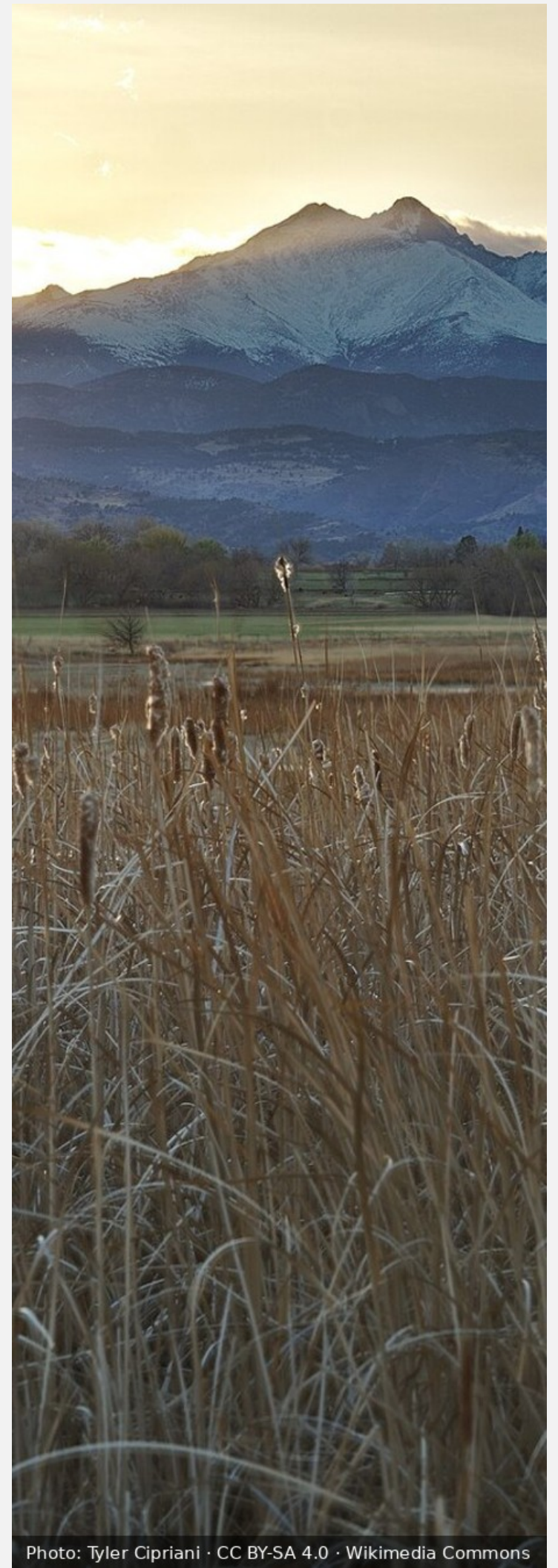


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01

Seasonal Use Drives Affordability Pressure

The high share of seasonal homes in Boulder signals a persistent mismatch between housing supply and permanent residency demand. With 0.9% of homes designated for seasonal use, the available inventory for year-round residents is effectively reduced. This contributes to the city's ongoing affordability crisis, even as development projects like Alpine-Balsam expand. The market is not just growing—it's being reshaped by non-resident ownership, which limits long-term housing stability.

02

Boulder's Identity Is Shifting

The fact that Boulder ties Broomfield for the highest seasonal use share reveals a deeper transformation: the city is no longer solely a university or tech hub, but a destination market for seasonal and second-home buyers. This shift influences zoning, transit planning, and municipal investment.



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