

Broomfield — #1 of 5: Share of Homes Built Since 2010

Boulder's New Housing Share Is Among the Lowest in Colorado

Source: ALEX Intelligence, October 16, 2026

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THE DATA

32.1%

Share of Homes Built Since 2010

Boulder ranks fourth among the five most populated cities in the Boulder County metro area for new housing construction since 2010.

This figure places Boulder behind Broomfield (32.1%), Lafayette (23.5%), and Louisville (18.2%) in terms of recent housing stock growth. This structural constraint limits supply expansion and reinforces the region's high home values and affordability challenges.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-16-boulder-recent-stock-share-place-mkt>



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Old Stock = High Inertia

Boulder's minimal new construction since 2010 signals a market with high structural inertia. This limits the ability to absorb new demand through new builds, forcing prices upward and increasing competition for existing homes. The result is a market where supply constraints are not just policy-driven but deeply rooted in physical reality.

02

The Price of Stability

While the lack of new construction may preserve Boulder's historic character and neighborhood cohesion, it also locks in high prices and limits long-term affordability. Unlike Broomfield, where rapid development has created a more dynamic supply response, Boulder's slow turnover means that even modest demand growth leads to significant price pressure. This creates a feedback loop: high prices deter new residents, but existing residents are locked in, reducing turnover and further constraining supply.



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

Diane Hart Alexander, MBA, MHA

Chair & CEO, ALEX Companies

Designated Broker, Alexander Tiffany Southwest, LLC dba ALEX.realestate, et.al.

Texas License #574877-B · Broker License #565194-BB

diane@alex.realestate · +1 713.591.9902



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