

#1 of 5: Share of the Market's Large Apartment Stock in Its Top Three Cities

96.1% of Boulder County's large apartments in 3 cities

Source: ALEX Intelligence · Published October 19, 2026

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THE DATA

96.1%

Share of the Market's Large Apartment Stock in Its Top Three Cities (2024)

This concentration reflects a deep structural imbalance in Boulder County's housing supply, with nearly all large-scale rental units clustered in just three municipalities.

This level of aggregation is not just a trend; it is a foundational feature of the region's real estate architecture. Such extreme centralization limits new supply elsewhere and amplifies pressure on infrastructure, transit, and municipal services in these three hubs.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation

<https://alex-companies.com/data/2026-10-19-boulder-concentration-apartment-units-place>



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Supply is not distributed — it is stacked

The implications for policy are clear: without intentional zoning reform and targeted incentives for development outside the top three, Boulder County risks deepening spatial inequality. Municipalities outside the core may see rising rents and lower supply, not due to lack of need, but due to a supply system that's already stacked.

02

The market is not just urban — it's hyper-urbanized

The fact that only three cities host the vast majority of large units suggests that regulatory, financial, and logistical barriers are effectively preventing development elsewhere. This is not a sign of a healthy, distributed market — it's a sign of a market that is increasingly dependent on a few nodes. As climate resilience and transit-oriented development gain priority, this imbalance may become a vulnerability rather than a strength.



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