

Englewood — #1 of 10: Share of Homes in 50-Unit Buildings or Larger

Englewood leads Colorado in large apartment share

Source: ALEX Intelligence · Published November 01, 2026

Swipe for insights →

THE DATA

17.9%

Share of Homes in 50-Unit Buildings or Larger (2024)

Englewood's share of large apartment stock is the highest in the state among cities in the eastern Denver metro.

This figure reflects a deep structural shift in the region's housing supply, with Englewood emerging as the dominant node for large-scale rental development. The concentration of 50-unit or larger buildings suggests a shift toward institutionalized, multi-unit housing, which may signal long-term changes in ownership models and tenant demographics.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-11-01-aurora-apartment-share-place-mkt>

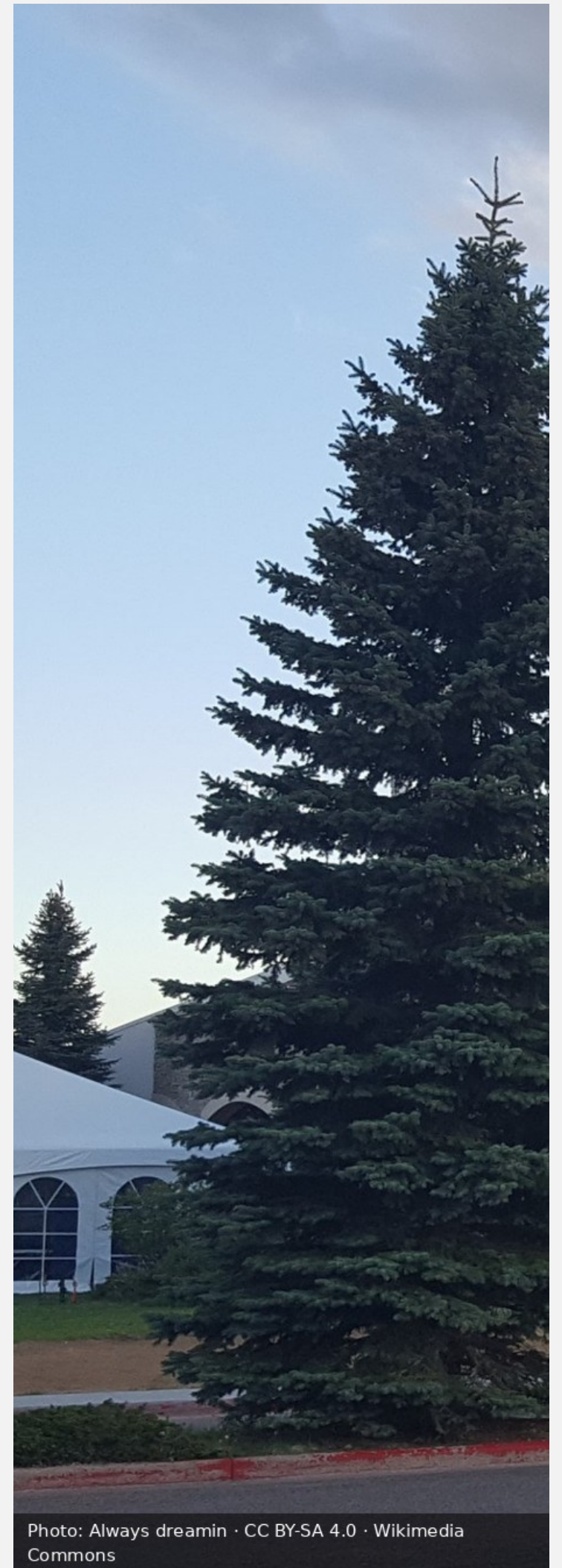


Photo: Always dreamin · CC BY-SA 4.0 · Wikimedia Commons

01

Institutionalization of housing supply

Englewood's 17.9% share of large apartment stock is not accidental — it reflects a deliberate real estate strategy focused on scale. This concentration may be driven by land availability, zoning flexibility, and investor interest in stable, long-term rental assets. As a result, Englewood is becoming a de facto hub for institutional housing, potentially reshaping the rental dynamics across the eastern Denver metro.

02

Rising supply, shifting affordability

The dominance of large apartment buildings in Englewood may be a double-edged sword. While increasing supply can help temper price growth, it may also contribute to higher vacancy rates and downward pressure on rents in mid-tier markets. With vacancy rates already rising in Aurora and Adams County, this institutionalized supply could accelerate softening in the rental sector, especially in areas with less demand diversity.



Photo: Nolabob · CC0 · Wikimedia Commons

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



ALEX Intelligence
deep intelligence

ALEX Real Estate
genius real estate

ALEX Advisory
uncontested strategy

ALEX Cares
purposeful philanthropy

