#1 of 5: Share of the Market's Seasonal Homes in Its Top Three Cities

95.6% of Boulder County's seasonal homes are in 3 cities

Source: ALEX Intelligence · Published November 10, 2026

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THE DATA

95.6%

Share of the Market's Seasonal Homes in Its Top Three Cities (2024)

The concentration of second homes in Boulder, Broomfield, and Louisville exceeds any other combination in the county.

This level of clustering reveals a profound geographic bifurcation in Boulder County's housing market. While the broader region offers diverse communities, seasonal housing demand is overwhelmingly concentrated in just three urban centers. This suggests that infrastructure, access, and lifestyle amenities are not evenly distributed across the county, but instead highly localized.



Photo: Broomfield Veterans Museum · CC BY-SA 4.0 · Wikimedia Commons

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-10-boulder-concentration-seasonal-homes-place

01

Demand is not dispersed — it’s polarized

This concentration also implies that market volatility in these three cities has outsized impact on the county’s overall seasonal housing dynamics. A shift in policies, development capacity, or environmental conditions in any of the top three could trigger cascading effects across the region’s second-home economy.

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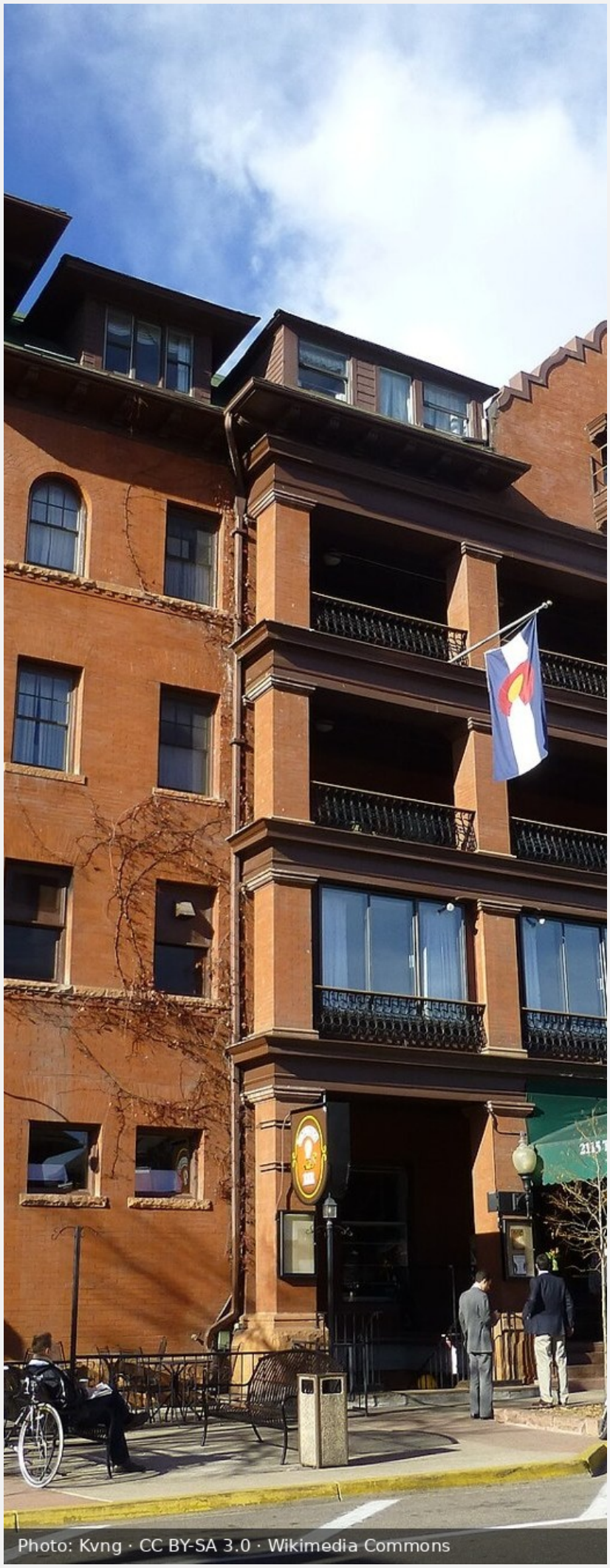


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02

The market rewards density — not diversity

For policymakers and developers, this means that expanding seasonal housing in low-density areas is unlikely to capture demand. Instead, the most effective strategy is to enhance the value proposition in the existing top-three hubs through smart zoning, sustainable development, and preservation of public access to open space.

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