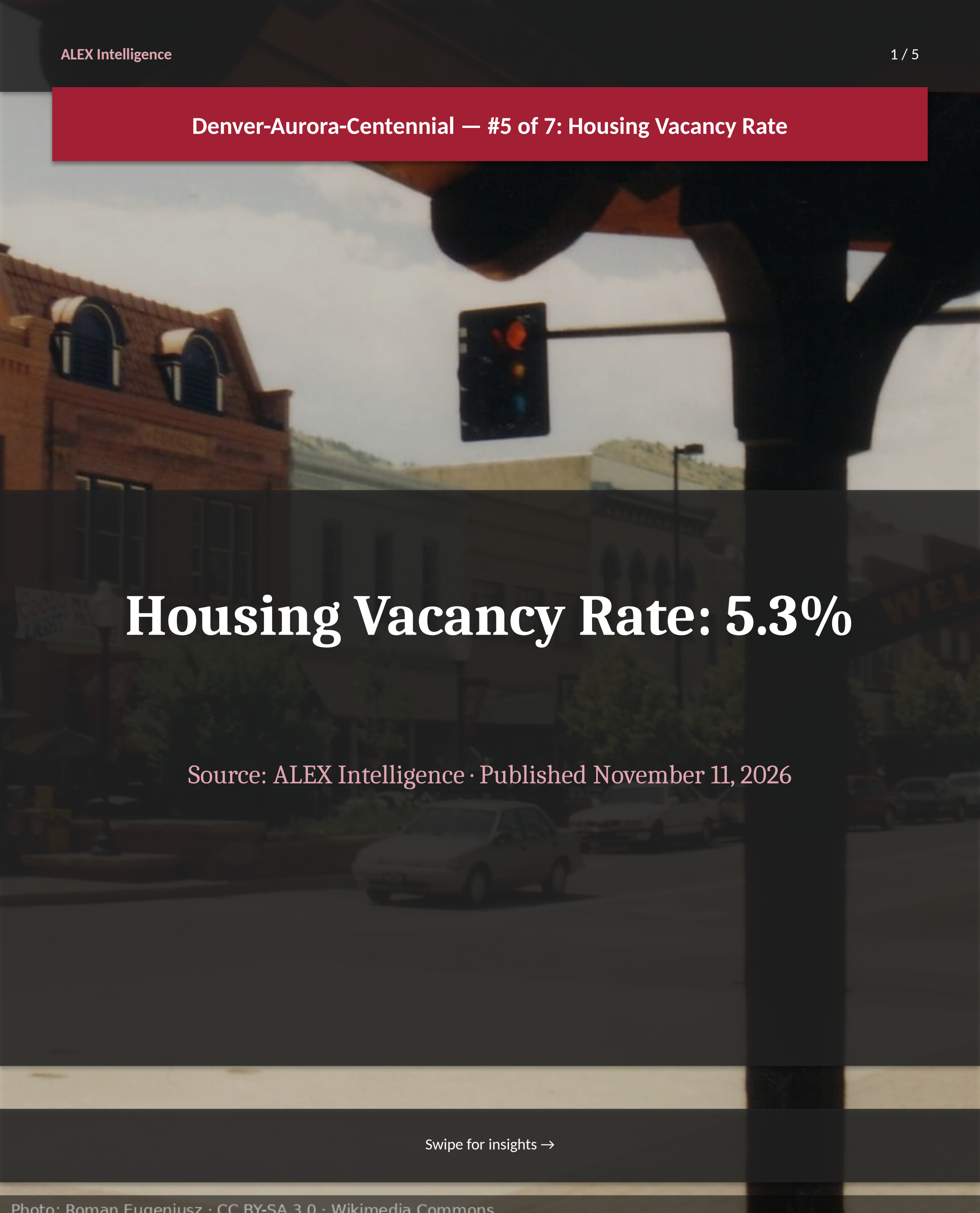
Denver-Aurora-Centennial — #5 of 7: Housing Vacancy Rate



Housing Vacancy Rate: 5.3%

Source: ALEX Intelligence · Published November 11, 2026

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THE DATA

5.3%

Housing Vacancy Rate (2024)

Denver-Aurora-Centennial ranks #5 of 7 Colorado metros on housing vacancy rate, with 5.3% of units unoccupied.

This figure places Denver just behind Boulder and ahead of Colorado Springs in vacancy share, reflecting a market with elevated supply relative to demand. While not the highest, it signals a structural imbalance in the metro's housing ecosystem, particularly in rental and mid-tier ownership segments.

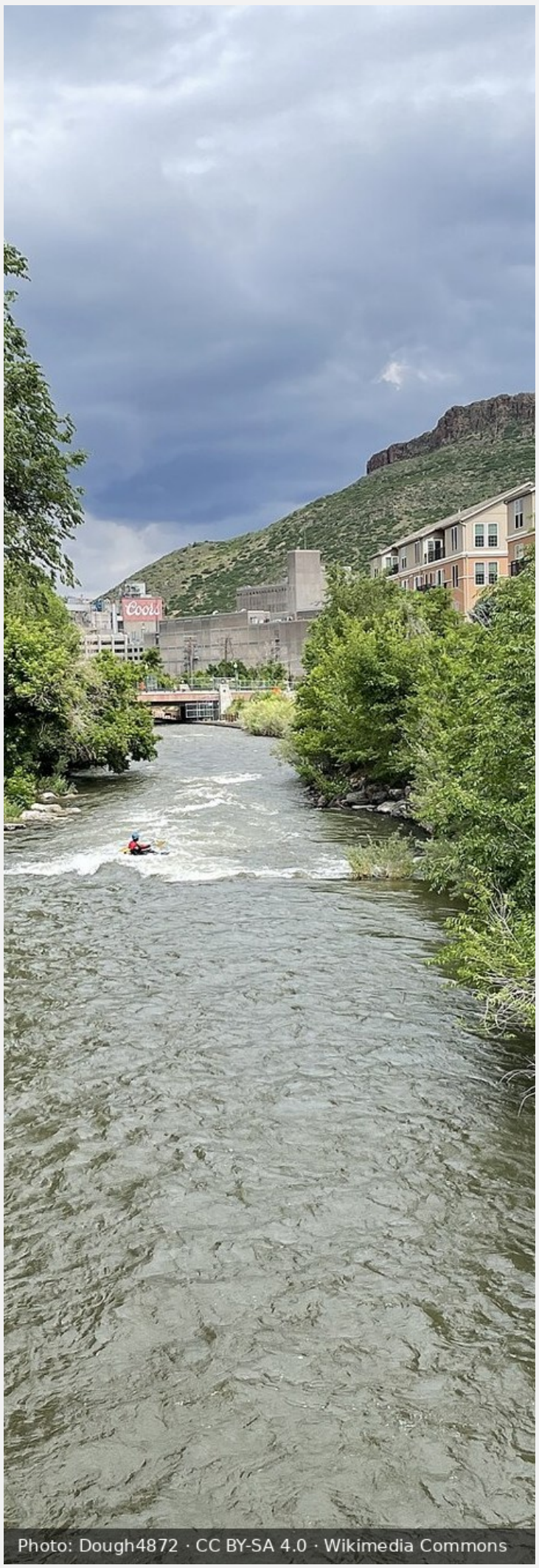


Photo: Dough4872 · CC BY-SA 4.0 · Wikimedia Commons

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-11-denver-standing-vacancy-share-msa

01

High vacancy masks deep affordability stress

A 5.3% vacancy rate in Denver is not a sign of oversupply in a healthy market — it is a symptom of a bifurcated system. The vacancy rate reflects a mismatch: supply is concentrated in high-end or underutilized units, not in affordable housing.

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02

Vacancy rate signals a hidden affordability crisis

Denver’s standing vacancy rate of 5.3% is not an outlier — it is a warning. It suggests that while the market appears stable, a large share of homes remain unoccupied not due to lack of interest, but due to unaffordable pricing. The Kansas City Fed notes stagnant wage growth in service and retail sectors, which directly correlates with rising poverty thresholds in the region.

This is not a supply issue — it is a distribution issue. The vacancy rate is a lagging indicator of a market where affordability has broken for the majority.

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