Boulder — #1 of 5: Share of Homes in 50-Unit Buildings or Larger

Boulder leads Colorado in large apartment concentration

15.1% of homes in 50+ unit buildings — source: ALEX Intelligence, 2026

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THE DATA

15.1%

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

Boulder has the highest share of large apartment stock in Colorado, measured by homes in buildings of 50 units or more.

This concentration reflects a long-term shift in Boulder’s urban development pattern, where large-scale multifamily housing has become the dominant form of new construction. Unlike many mountain communities that prioritize single-family homes, Boulder’s zoning and land-use policies have enabled a significant increase in dense, multi-unit development over the past decade.



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Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-14-boulder-apartment-share-place-mkt

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Density as a response to scarcity

Yet this density comes with a cost: it reinforces the city’s affordability crisis. As large apartments become the norm, even moderate-income renters face displacement pressure, especially in areas where new construction is concentrated. The result is a feedback loop where scarcity drives density, and density deepens the cost burden.

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The hidden trade-off in urban form

This transformation is altering the social fabric of Boulder’s residential areas. The city’s historic walkability and neighborhood cohesion are being tested by the rise of institutionalized apartment complexes, which often attract transient populations and reduce the sense of community. The long-term cultural impact may be as significant as the economic one.

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

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