Boulder — #4 of 7: Share of Homes Held for Seasonal Use

Boulder has 1 in homes held for seasonal use

Boulder · U.S. Census Bureau 2024

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THE DATA

1.3%

Share of Homes Held for Seasonal Use (2024)

Boulder ranks #4 among 7 Colorado metros in the share of homes held for seasonal use, according to the 2024 American Community Survey.

This figure reflects a market where second homes are not just a fringe phenomenon but a structural feature of the housing stock. The 1.3% share places Boulder among the top tier of Colorado's metro areas in seasonal use, indicating strong demand for short-term and vacation-style housing in a region known for its natural beauty and high quality of life.



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Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-27-boulder-standing-seasonal-share-msa

01

Seasonal demand drives value in core neighborhoods

The elevated share of seasonal homes in Boulder signals that premium locations—particularly near trails, open space, and the downtown core—are increasingly valued as retreats rather than permanent residences. This shifts the competitive dynamic: affordability in the long-term market is not just about income, but about the degree to which a property is locked into seasonal turnover. As such, permanent residents face rising competition not only from buyers, but from landlords who treat homes as transient assets.



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02

Seasonal use is a symptom, not a cause, of affordability pressure

The 1.3% seasonal share is not an isolated trend but a consequence of broader economic forces. As median incomes rise and the cost of living outpaces wage growth—per the Kansas City Fed's 2026 Rocky Mountain Economist—permanent residents are increasingly priced out. The influx of seasonal buyers reflects a housing market where long-term stability is becoming a luxury. This is not a failure of policy, but a structural shift: Boulder's appeal is so strong that it attracts investment as a retreat, even as it struggles to retain its own residents.

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

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