

# HOUSING STATISTICS FOR THE 118TH CONGRESS

## Colorado

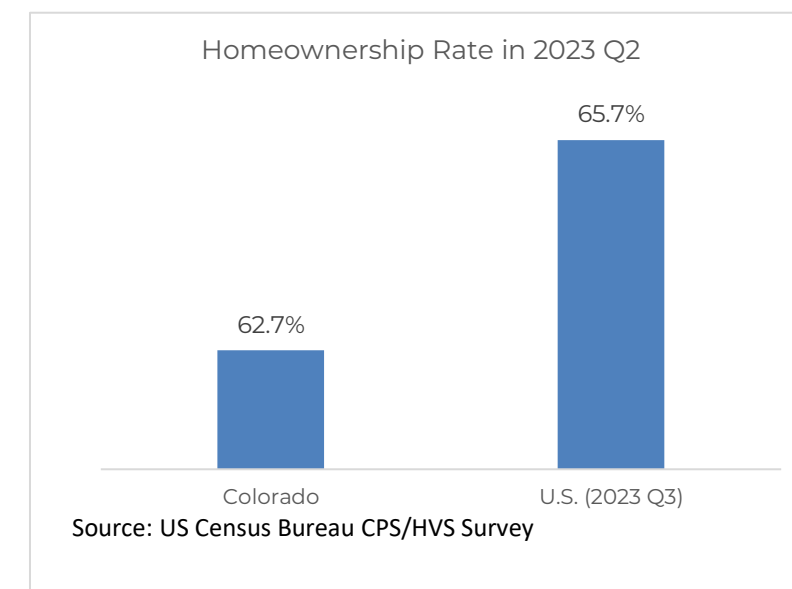
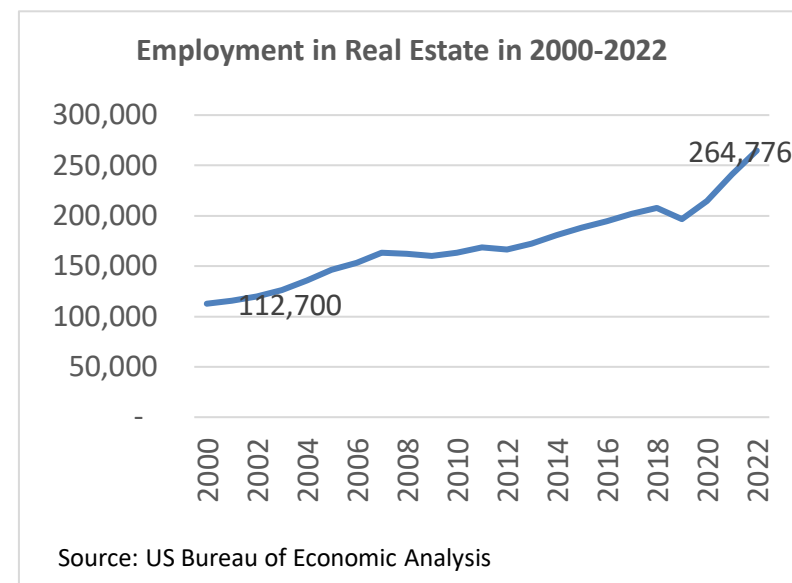
Honorable Michael Bennet (D)

Honorable Cory Gardner (R)



### Contribution of Housing and Real Estate to the Economy in 2022

	Colorado	U.S. (2023 Q3)
<b>Share of real estate, rental, and leasing industry to GDP<sup>1</sup> in 2022</b>	<b>15.1%</b>	<b>13.4%</b>
Gross state product (in \$ billions)	\$491.3	\$27,610.1
Value added in real estate, rental, and leasing industry (in billion \$)	\$74.3	\$3,707.1
<b>Share of housing and utilities to GDP in 2022</b>	<b>13.6%</b>	<b>11.9%</b>
Consumer spending on housing and utilities (in billion \$)	\$67.0	\$3,053.3
<b>Share of employment in real estate, construction, and specialty trade contractors to employment in 2022</b>	<b>12.3%</b>	<b>10.2%</b>
Total employment (includes self-employed) ('000)	4,188	212,442
Employment in real estate, construction, specialty trade ('000)	515	21,758
Real estate ('000)	264.8	11,138.6
Construction of buildings ('000)	58.5	2,749.4
Specialty trade contractors ('000)	192.1	7,870.1
<b>Total value of owner-occupied housing units (billion \$)<sup>2</sup></b>	<b>\$1,004</b>	<b>\$31,954</b>
Total Housing Units in 2022	3,180,785	143,772,902
Occupied Housing Units	2,384,575	129,870,885
Owner Occupied Units	1,588,364	84,747,511
Renter Occupied Units	796,211	45,123,374
Vacant Units	205,625	13,902,017
As a percent of housing stock	6.5%	9.7%

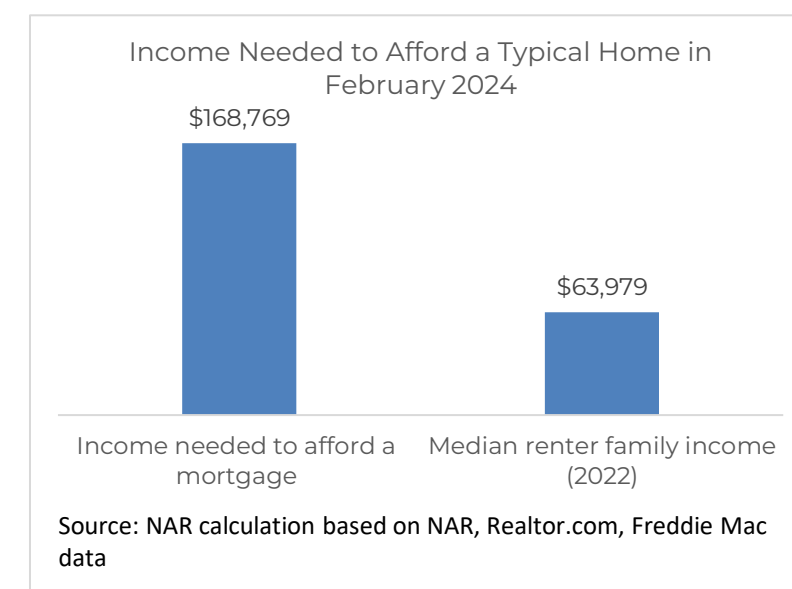


### Homeownership rate in 2023 Q4<sup>3</sup>

	Colorado	U.S.
<b>Homeownership rate</b>	<b>62.7%</b>	<b>65.7%</b>

### Home Price Gains and Home Affordability in 2024 Q1

	Colorado	US
Median list (state) or sales price (U.S.) as of February 2024	\$594,500	\$384,500
5-year change in median home values (list or sales price)	\$132,053	\$134,400
<b>Annual price gain in past 5 years</b>	<b>5.2%</b>	<b>9.0%</b>
<b>Annual wage gain in past 5 years</b>	<b>4.5%</b>	<b>4.4%</b>
<b>Income needed to afford a mortgage</b>	<b>\$168,769</b>	<b>\$109,154</b>
<b>Median renter family income (2022)</b>	<b>\$63,979</b>	<b>\$52,328</b>
<b>Income gap for renters</b>	<b>-\$104,790</b>	<b>-\$56,826</b>
<b>Home affordability index*</b>	<b>263.8</b>	<b>208.6</b>



A mortgage is affordable if a family spends at most 25% of income on the mortgage payment so that total costs (including utilities, taxes, insurance, and maintenance) are no more than 30% of income.

Calculations assume a 10% downpayment at 6.8% 30-year fixed rate and 0.8% points.

An affordability index of 100 means homes are typically affordable; a higher index means homes are typically unaffordable.

HAI= (income needed to afford a mortgage/median family income)x 100

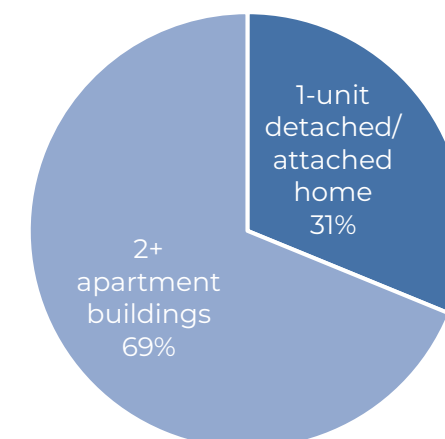
## Homeownership Rate, Income, and Unemployment by Race and Age in 2022<sup>4</sup>

Race/ethnicity	Homeownership Rate		Unemployment Rate		State Median Family Income	
	Colorado	U.S.	Colorado	U.S.	Homeowners	Renters
All	<b>66.6%</b>	<b>65.3%</b>	3.6%	4.3%	\$118,578	\$63,979
White Alone	70.0%	72.4%	3.1%	3.4%	\$124,099	\$69,130
Black Alone	41.2%	44.1%	6.2%	7.6%	\$100,008	\$50,379
Amer. Indian/Alaskan Native	62.1%	51.5%	10.9%	6.9%	\$64,022	\$44,753
Asian Alone	66.0%	63.4%	3.6%	3.5%	\$141,786	\$95,227
Native Hawaiian/Pacific Is.	54.8%	45.2%	3.2%	6.5%	\$57,821	\$41,801
Some Other Race Alone	58.4%	47.0%	4.6%	5.3%	\$79,728	\$48,489
Two or More Races	56.5%	55.3%	4.2%	5.1%	\$101,315	\$59,366
Hispanic (ethnicity)	57.4%	51.1%	4.7%	5.0%	\$100,200	\$54,531
<b>Age of householder</b>						
25-34 years old	49%	51%	2.9%	4.5%	\$118,371	\$66,488
35-44 years old	68%	64%	2.9%	3.5%	\$131,273	\$64,340
45-54 years old	75%	71%	2.8%	3.0%	\$142,917	\$73,631
55 and over years old	81%	77%	2.8%	2.9%	\$105,732	\$67,628

## Where Households Lived in 2022<sup>4</sup>

	Percent Homeowners distribution		Percent Renters distribution	
1-unit detached	1,300,002	81.8%	191,542	24.1%
1-unit attached	130,495	8.2%	56,766	7.1%
2 apartments	6,566	0.4%	30,242	3.8%
3 to 4 apartments	15,419	1.0%	56,095	7.0%
5 to 9 apartments	20,040	1.3%	79,136	9.9%
10 or more apartments	48,918	3.1%	357,886	44.9%
Mobile home, other type	64,831	4.1%	22,782	2.9%
Boat/RV	2,094	0.1%	1,763	0.2%
Total occupied units	1,588,364	100.0%	796,211	100.0%
Percent in 1-unit structures		90.1%		31.2%

Percent of Renters in Single-family Housing

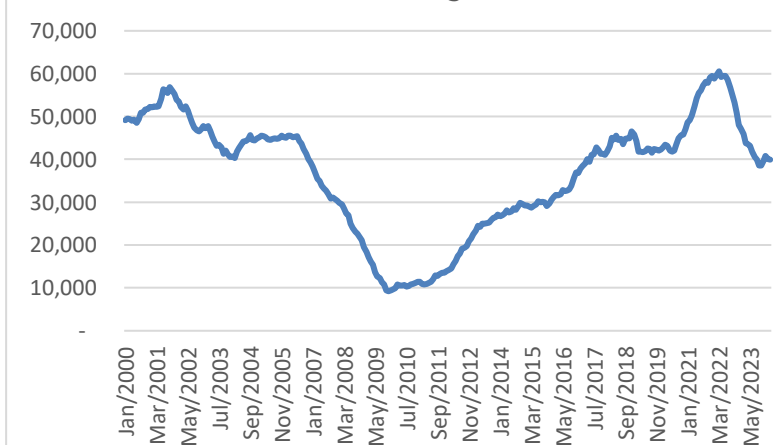


Source: NAR tabulation from ACS 2022, 1-year PUMS

## Housing Supply Conditions in 2024 Q1

	Colorado	U.S.
<b>Daily active listings on Realtor.com in February 2024</b>	12,958	664,700
Y/Y percent change	<b>14.8%</b>	<b>14.8%</b>
<b>12-month building permits as of February 2024</b>	39,952	1,474,395
Y/Y percent increase	<b>-13.1%</b>	<b>-6.3%</b>
<b>12-month employment change as of February 2024</b>	63,800	2,044,600
Change in employment to permits (over 2 means housing starts are inadequate)	<b>1.6</b>	<b>1.4</b>
<b>Total population in 2023</b>	5,877,610	334,915,000
Population change	36,571	1,627,000
Net domestic migration	7,236	-
Net international migration	11,931	1,138,989

12-Month Building Permits

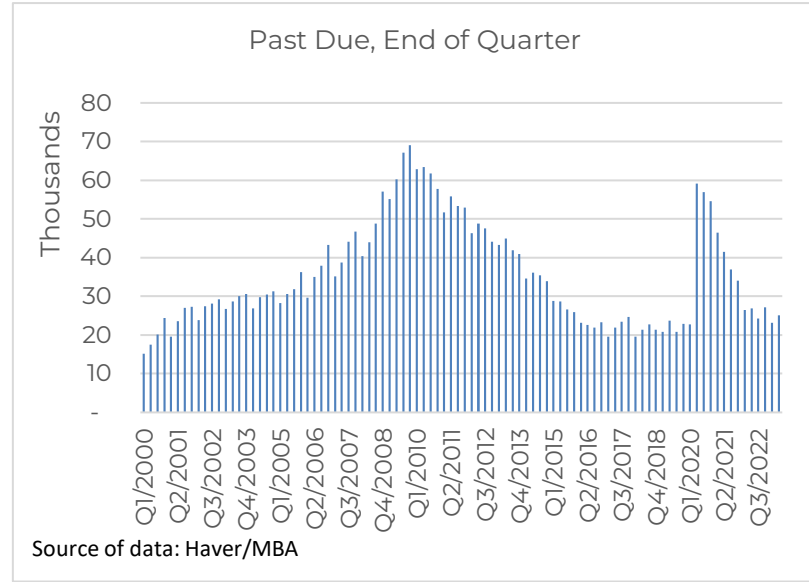


Source: NAR calculations from US Census Bureau data

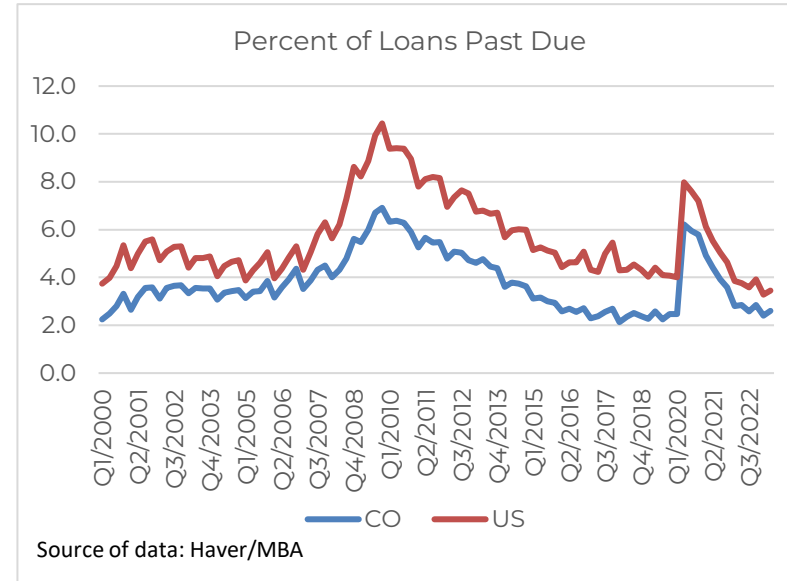
**Mortgages Past Due and in Foreclosure as of 2023 Q2**

**Past Due:**

**CO** 25,115  
**US** 1,379,169

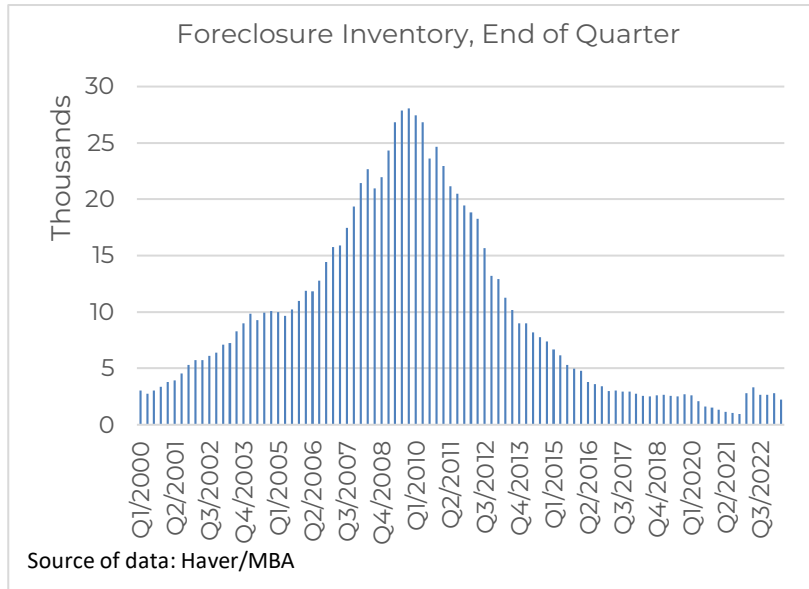


**CO** 2.6%  
**US** 3.5%

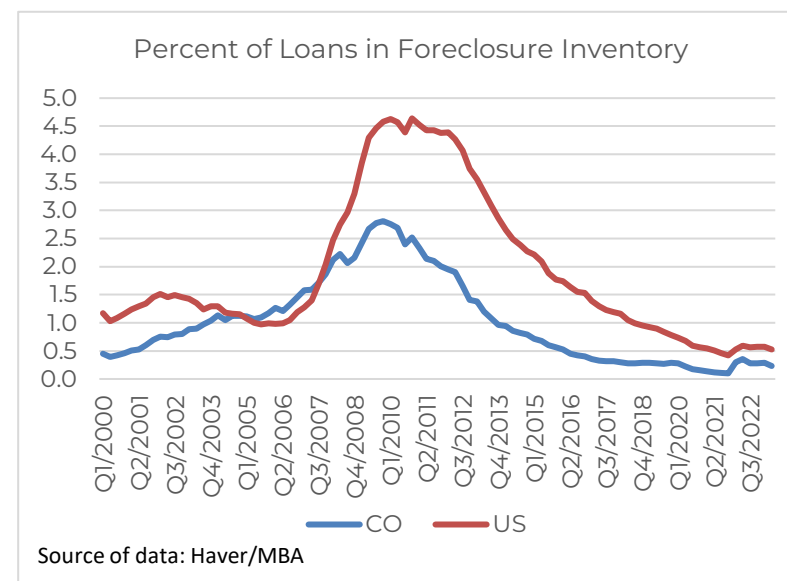


**Loans in Foreclosure Process:**

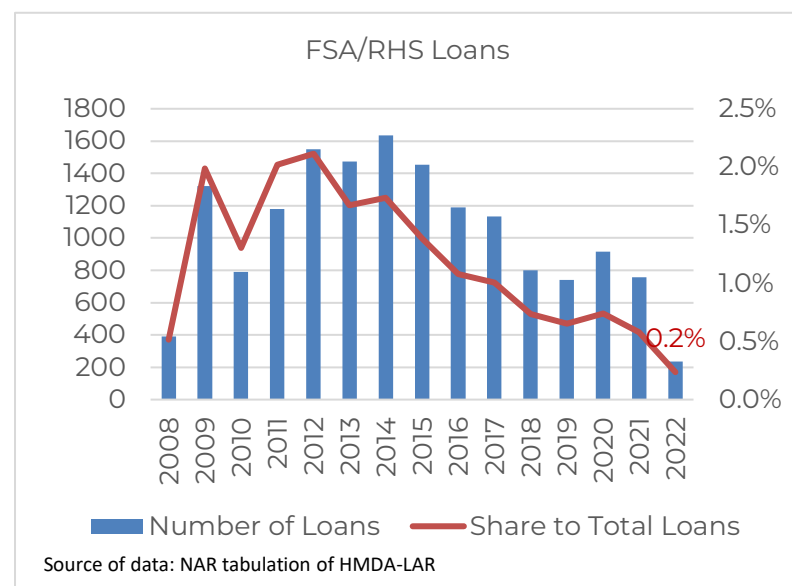
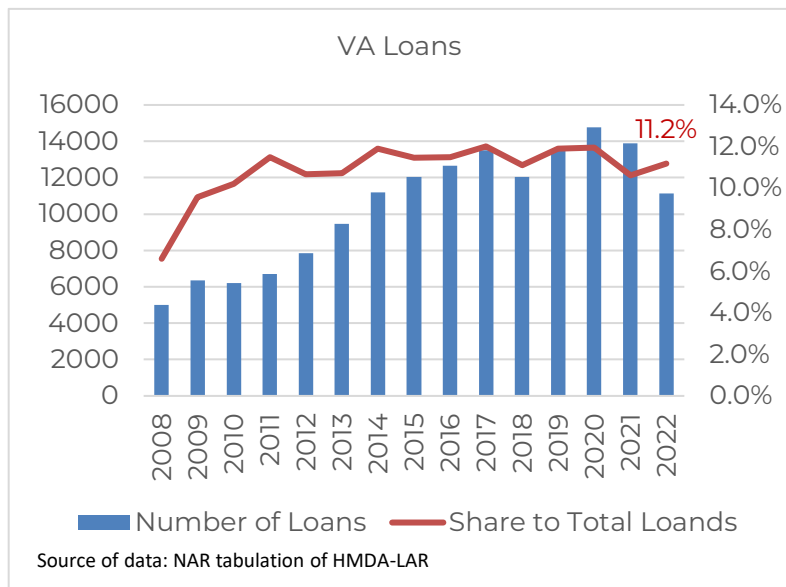
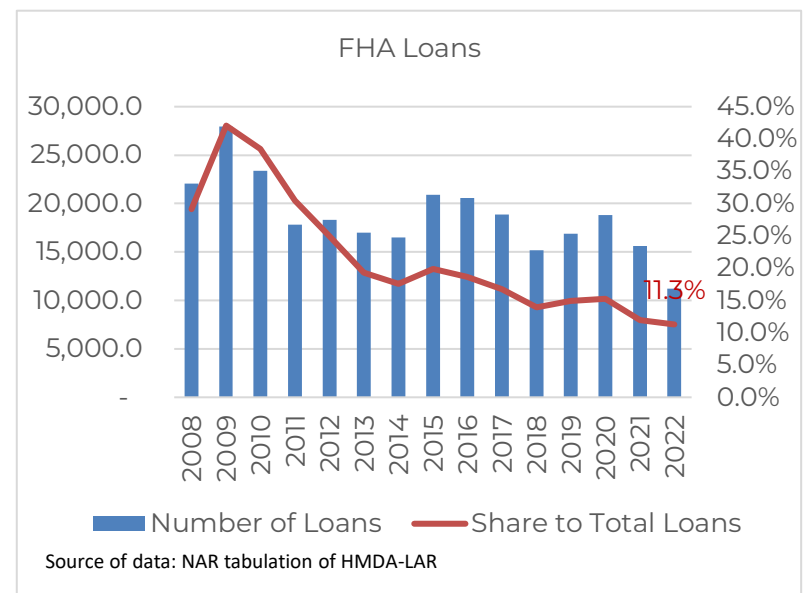
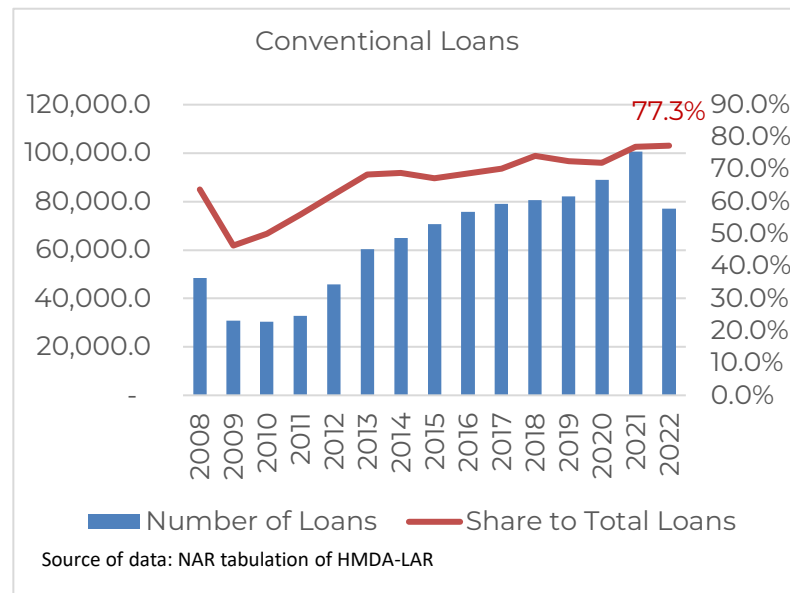
**CO** 2,222  
**US** 211,260



**CO** 0.2%  
**US** 0.5%

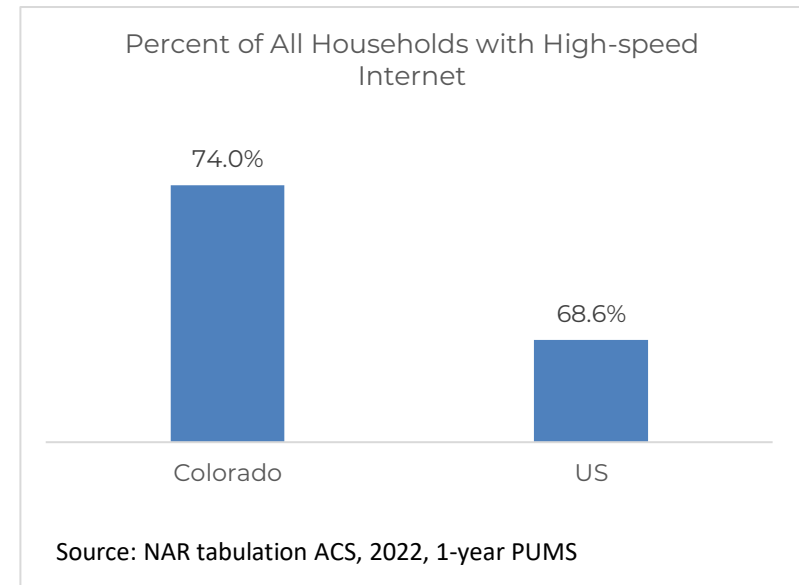


**Home Purchase First-lien Originations for 1-to-4-Family Units and Manufactured Homes as of 2022**



## High-speed Internet Access in 2022<sup>4</sup>

	<b>Colorado</b>	<b>U.S.</b>
All households	2,590,200	143,772,902
Households with internet	2,225,496	118,378,521
Households with high-speed internet	1,917,192	98,619,327
Percent of households with internet	85.9%	82.3%
Percent with high-speed internet access	<b>86.1%</b>	<b>83.3%</b>
Percent of all households with high-speed internet	<b>74.0%</b>	<b>68.6%</b>



## Business Establishments in 2021 By Form of Organization and Number of Employees<sup>5</sup>

<b>Legal form of organization</b>	<b>CO</b>	<b>Share</b>	<b>U.S.</b>	<b>Share</b>
Individual proprietorships	11,247	6.3%	834,711	10.24%
Partnerships	20,818	11.6%	979,886	12.03%
S-corporations	100,672	56.0%	3,660,598	44.92%
Non-profit	10,384	5.8%	597,283	7.33%
Other noncorporate	377	0.2%	24,458	0.30%
C-corp other corporate forms	36,287	20.2%	2,048,384	25.14%
Government	42	0.0%	3,286	0.04%
Grand Total	179,827	100.0%	8,148,606	100.0%

<b>Number of employees</b>	<b>CO</b>	<b>Share</b>	<b>U.S.</b>	<b>Share</b>
Less than 5 employees	109,570	60.9%	4,614,481	56.6%
5 to 9	28,524	15.9%	1,434,428	17.6%
10 to 19	20,210	11.2%	988,092	12.1%
20 to 49	13,873	7.7%	702,372	8.6%
50 to 99	4,244	2.4%	223,604	2.7%
100 to 249	2,443	1.4%	128,680	1.6%
250 to 499	598	0.3%	35,454	0.4%
500 to 999	221	0.1%	13,130	0.2%
1,000 employees or more	144	0.1%	8,365	0.1%
Grand Total	179,827	100.0%	8,148,606	100.0%

Notes:

1 Gross domestic product or gross state product is the sum of value added across all industries. Value added is the industry's gross output (sales or receipts and other operating income, commodity taxes and inventory change) minus its intermediate inputs (consumption of goods and services purchased from other industries.

Summing only value added to arrive at GDP does away with double-counting the output across various industries.

The real estate, rental, and leasing industry includes establishments engaged in managing real estate for others, selling, renting, buying real estate for others, **and appraising real estate.**

Gross state product, gross domestic product, and total employment data are from the Bureau of Economic Analysis. BEA employment data includes self-employed workers.

/2 NAR estimate based on the average property value and owner-occupied housing from American Community Survey, 2022, 1-year PUMS

/3 Source: U.S. Census Bureau, Quarterly Current Population Survey/ Housing Vacancy Survey

/4 Source: NAR tabulation of U.S. Census Bureau, American Community Survey, 2022, 1-year PUMS

/5 Source: U.S. Census Bureau 2021 County Business Patterns

For questions about this report, please contact [data@nar.realtor](mailto:data@nar.realtor)