

# Colorado's Housing Crisis



## By the Numbers

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## How Bad is the Crisis?

**Dead Last #51** According to CSI's Free Enterprise Report, Colorado is last in the country in housing affordability.

CSI's Homebuyer Misery Index increased in all 64 counties as mortgage rates increased and housing prices remained out of reach for most Coloradans.

- Unaffordability increased the most in Mesa County from January 2023 to October 2024 at 7%.
- Broomfield, Adams, Arapahoe, El Paso, and Jefferson counties grew at 5%.
- Unaffordability increased 4% in Denver, Larimer, Pueblo and Weld counties.
- **72%** - Increase in required hours of work to cover mortgage payments for a newly purchased, average-priced home – from 42 hours to 114 hours.

## This Problem is not getting better

- 45,025 and 115,012: The estimated housing unit deficit in the Denver metro area for 2023 ranged between 45,025 and 115,012 housing units.
- 26,971 to 40,968: To meet new population-driven housing demand by 2028, an additional 26,971 to 40,968 housing units per year are required.
- 0: Under a scenario with a larger housing deficit, no county issued enough permits in 2023 to close the housing shortage and meet new demand by 2028.

## Bottom Line

The Denver metro area housing market faces persistent challenges in 2024, characterized by enduring housing shortages compounded by a reduction in new building permits. Absent falling interest rates, this scenario is likely to curtail new home availability, hindering homeownership affordability.



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