



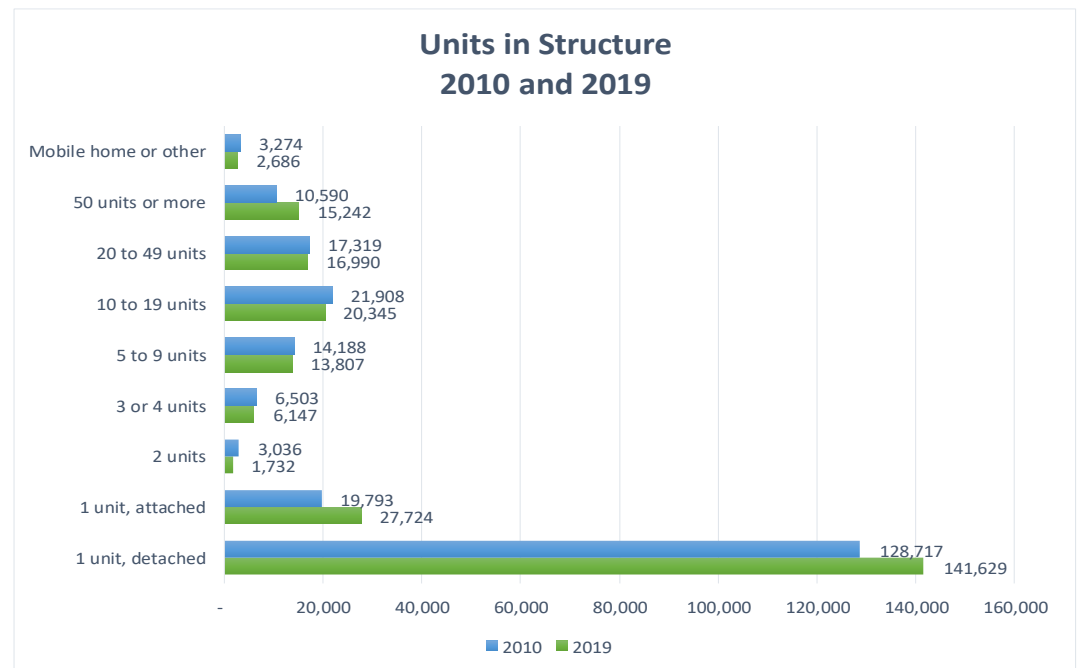
HOUSING CHARACTERISTICS

Housing Types

In 2019, Arapahoe County had a total of 257,364 housing units, 4.3 percent of which were vacant. The vacancy rate was less than half the statewide vacancy rate of 9.3 percent. Of the total housing units, 69 percent were in single-unit structures, 30 percent were in multi-unit structures, and one percent were mobile homes. Seventy-eight percent of single-family detached units were owner-occupied, and 18 percent of renter-occupied units were single-family detached units.

Arapahoe County added 21,000 residential units between 2010 and 2019. The growth took place in single unit, detached; single unit, attached; and in units in buildings of 50 units or more.

Arapahoe County had fewer new homes in 2019 than the state average; 8.5 percent of the housing units were built since 2010 compared to 9.8 percent for Colorado. However, 9.1 percent of the units built in Colorado in 2014 or later were built in Arapahoe County. The median number of rooms in all housing units in Arapahoe County was 5.8. Of the housing units in 2019, 1.9 percent had no bedroom (i.e., studio units), compared to 2.3 percent for the state.



Note: The data presented in this update is from the Census Bureau's 2019 American Community Survey (ACS) 1-Year Estimates.

Occupied Housing Unit Characteristics

In 2019, Arapahoe County had 246,302 occupied housing units —161,300 (65.5 percent) were owner-occupied and 85,000 (34.5 percent) were renter-occupied. The number of owner-occupied units had increased by 16,300 since 2010 while the number of renter-occupied units had increased by more than 4,700. Sixty-three percent of 2019 householders of these units had moved into their homes since 2010 and 33 percent had moved in during 2017, 2018, or 2019.

In Arapahoe County, seventy-five percent of the owner-occupied units had a mortgage, while 71 percent of Colorado owners had a mortgage. Only 1,800 of the Arapahoe County households did not have telephone service. Less than five percent of the households had no vehicles available while 24 percent had three or more.

Most homes in Arapahoe County used utility gas for heat as shown in the following chart, similar to all other counties. Across Colorado, bottled, tank, or LP gas was used in nearly five percent of the homes and wood was used in almost two percent, while the comparable percentages in Arapahoe County were 1.4 and 0.2 percent respectively. Arapahoe County had the second-largest percentage of homes using electricity for heat (27.9 percent) of any of the large counties in the state.

Geography	Occupied units	Utility gas	Bottled, tank, or LP gas	Electricity	Wood	Solar energy	Other fuel	No fuel used
Adams	171,977	71.1%	1.3%	25.6%	0.3%	0.5%	0.4%	0.7%
Arapahoe	246,302	69.2%	1.4%	27.9%	0.2%	0.4%	0.4%	0.5%
Boulder	131,854	71.1%	2.8%	23.7%	0.7%	0.6%	0.7%	0.5%
Denver	318,445	65.5%	0.9%	31.6%	0.0%	0.4%	0.7%	0.8%
Douglas	127,476	75.6%	3.1%	20.2%	0.3%	0.3%	0.2%	0.2%
El Paso	265,798	71.8%	3.5%	22.9%	0.7%	0.0%	0.8%	0.2%
Jefferson	236,496	71.9%	2.5%	22.9%	0.6%	0.3%	0.7%	0.8%
Larimer	146,638	70.2%	4.5%	22.6%	1.4%	0.3%	0.5%	0.5%
Mesa	63,644	81.2%	2.4%	12.4%	2.4%	0.4%	0.9%	0.3%
Pueblo	66,111	74.6%	6.4%	15.8%	1.7%	0.2%	0.8%	0.5%
Weld	111,298	77.0%	6.2%	14.5%	0.6%	0.4%	1.1%	0.1%
Colorado	2,235,103	68.4%	4.8%	23.6%	1.6%	0.4%	0.7%	0.5%

Housing Costs

The accepted standard for households experiencing a housing cost burden is housing costs greater than 30 percent of income. Such households have to forego other necessities to afford their housing. The Census Bureau collects data not only on rent or mortgage expenses but also on other usual housing costs, such as utilities. That cost is compared to the household's income to provide the estimate of burden.

The 2019 ACS estimated that 79,600 households in Arapahoe County were paying more than 30 percent of their income for housing, out of 243,100 households, or one in every three households. This was down

from 83,700 households in 2010, reflecting the better economy in 2019. The chart shows the number of households with housing costs above 30 percent of household income in both 2010 and 2019 by owner or renter, and by household income. The owner numbers improved over the time period for all income groups. Renters for all income groups above \$35,000 saw increases in the numbers of households with housing burdens.

