



## 2025 Population Estimate

It is important to note that Longmont’s annual population estimates are just that – estimates – and are based on the best available data at the time of calculation with an assumed margin of error. Staff also track regional, statewide and national trends that impact population growth. Data show that growth is slowing overall in Colorado as a whole – birth rates are decreasing, death rates are higher due in part to an aging population, and net migration is slowing. Growth in Longmont is slowing due to these factors, but also because the City’s potential land area for growth is limited by the Longmont Planning Area that functions as a growth boundary, and further by the fact that a large portion of land adjacent to the Planning Area boundary is permanently protected open space, much of which is owned by Boulder County. Residential vacancy rates continue to be low, though have increased slightly due to the addition of new housing supply. Despite this increase in vacancy, rates are still below the 5% to 7% threshold that is considered “healthy”, which in turn contributes to higher housing costs.

**Recent research and analysis indicate that Longmont’s population as of December 31, 2025, was 104,178.** Absolute population growth in Longmont has slowed to an annual increase of 1.3% between 2024 and 2025, with a total population increase of 1.8% between 2020 and 2025. Average household size decreased during this same period by 6.4% from 2.49 persons per household to 2.33 persons per household. This translates into growth in the number of households exceeding population growth, which translates into a need for more housing units.

This estimate is calculated using several variables:

- Number of dwelling units
- Vacancy rate
- Average household size
- Population living in group quarters

A discussion of each of the variables used to develop the population estimate and their implications follow.

### Number of Dwelling Units

The City of Longmont has calculated dwelling units using the 2020 Census estimate of 41,680 as of April 1, 2020, as its base, and adding dwelling units acquired through new Certificates of Occupancy, annexation, or commercial conversion to residential units, and subtracting units lost to demolition. For 2024, staff estimated that Longmont had a total of 44,808 dwelling units. Data indicates that an additional 1,067 dwelling units received certificates of occupancy (COs) between January 1, 2025, and December 31,

2025. No units were acquired through annexation, one unit was acquired via conversion of a commercial building to residential use, and 6 residential units were demolished during 2025, for a net total of 1,062 new housing units. This methodology yields **45,870 total dwelling units** as of December 31, 2025.

### **Multifamily Dwelling Units**

Data regarding multifamily dwellings is specific to apartment communities and does not capture small privately owned multifamily buildings. This data is reported by Apartment Insights for the 4<sup>th</sup> quarter of 2025 (Q4 2025). Properties are categorized as “lease up” for their first two years of operation, during which vacancy rates are typically much higher. Properties are also categorized as subsidized or unsubsidized/market rate, with subsidized properties being those that are owned by housing authorities, financed with Low Income Housing Tax Credits and/or through the Colorado Housing Finance Authority. Market rate properties may include dedicated on-site affordable units that satisfy the City of Longmont’s Inclusionary Housing ordinance requirements.

Multifamily properties range in size from 42 units to 422 units. The average size of market rate properties is 201 units, while the average size of subsidized properties is 98 units. The combined 9,878 units in these larger multifamily properties represent 21.5% of the total dwelling units in the City of Longmont.

Of the 9,878 multifamily units that are part of larger multifamily properties reported by Apartment Insights, 7,633 (77%) are market rate and 2,245 (23%) are subsidized. Vacancy rates for the subsidized properties are extremely low, and average 3%. Of the 22 subsidized properties in Longmont, seven properties report zero vacant units and only three report vacancies higher than 5%, with no vacancy rates higher than 7%.

Vacancy rates have increased among market rate multifamily units, but that is due to the large number of units that have very recently become available. Of the 7,633 market rate units, 1,349 (17.6%) are in six properties with “lease up” status. All other properties are considered “stabilized”. “Lease up” properties currently have a combined vacancy of 58.2%. Three properties with 657 units did not receive certificates of occupancy until 2025. Of these 657 units, 497 did not receive certificates of occupancy until Q4 2025, and nearly half of these were not issued until December. If “lease up” properties are excluded from the vacancy calculation, “stabilized” multifamily properties have a combined vacancy rate of 5.5%, which is considered a healthy vacancy rate. For both “stabilized” and “lease up” market rate properties, the average vacancy rate is 16%. The combined vacancy rate for market rate and subsidized units is 13%.

### **Overall Vacancy Rate**

The overall residential vacancy rate in the City of Longmont remains very low. The U.S. Census American Community Survey (ACS) 5-Year Estimates reports vacancy rates for both owner and renter occupied units. For the 2025 population, staff referenced the 2024 ACS 5-Year Estimates as that is the most recent

data reported. The ACS cites a vacancy rate of 0.6% for owner-occupied units and 1.8% for rental units. The ACS also indicates that 62.5% of dwelling units in Longmont were owner-occupied in 2024 and 37.5% were rental units. This is an increase in the owner occupancy rate from 60% in 2023.

2024 ACS data is triangulated with multifamily property data from Apartment Insights, which reports vacancy rates by property on a quarterly basis. For purposes of this analysis, it is assumed that all the units reported by Apartment Insights are renter occupied. 2024 vacancy data have been extrapolated for housing units that are not included in the data reported by Apartment Insights to estimate the 2025 total rental vacancy rate. The units reported by Apartment Insights represent 57% of the total number of rental units in Longmont. The 2024 ACS reported rental vacancy rate was applied to all other rental units not included in the apartment industry data. This approach yields a total rental vacancy rate of 8.2%, which when combined with the 0.6% vacancy rate for owner-occupied units yields an **estimated total residential vacancy rate of 3.5%**. While the rental vacancy appears high, it is important to remember that this figure includes a significant number of properties that are very new to the market and therefore expected to have high vacancy rates.

### Average Household Size

The American Community Survey reported an average household size of 2.33 persons per household for 2024, down from 2.49 persons per household in 2020, a decline of 6.4%. The City of Longmont is using the 2024 data on household size for the 2025 population estimate given that it is the most recent available. While total population growth may be slowing, there is still a need for additional housing units since smaller household size translates into more households. This lower household size reflects the aging nature of Longmont's population. Put simply, people are having fewer children, living longer, and staying in their homes longer. This 0.16 person per household reduction has a significant cumulative effect on housing availability.

Much like other parts of the state and country, housing construction has not kept up with population and household growth, particularly since the Great Recession. This has resulted in unsustainably low vacancy rates, which in turn have been a significant contributor to housing costs. For example, in 2020, average household size was 2.49 persons per household, and the estimated population was 102,377. This translates into 41,115 households needing housing, which assuming a "healthy" vacancy rate of 5% would require 43,171 housing units. Longmont had 42,171 dwelling units at the time. At the end of 2025, Longmont's population was estimated at 104,178 people with an average household size of 2.33 persons per household. Using the same assumption of a 5% vacancy rate, this translates into a need for 46,947 housing units, which is more than the current 45,870 dwelling units. If household size had remained at 2.49 persons per household, Longmont would need approximately 43,931 housing units today, again assuming a 5% vacancy rate. Because of this reduction in average household size by 0.16 persons, an additional 3,016 housing units are needed in 2025 than if household size had remained unchanged from 2020.

### Group Quarters Population

Group quarters are defined by the Census as institutional or non-institutional living arrangements for people not living in households. The American Community Survey reported that there were 1,042 persons living in group quarters in 2024. In the absence of updated group quarters data, this figure has been used for the 2025 population estimates.

### December 31, 2025 Population Estimate

Based on the variables described above, the estimated population for the City of Longmont has been calculated as follows:

45,870	Total dwelling units
x 0.965	Occupancy rate (3.5% vacancy rate)
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44,265	Occupied dwelling units
x 2.33	Average household size
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103,136	Persons living in households
+1,042	Persons living in group quarters
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<b>104,178</b>	<b>City of Longmont 2025 population estimate</b>