

# COLORADO CONDOS: IS DEFECTS LIABILITY FIXED?



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## Colorado condo construction nosedived in 2008 and has never recovered.

If condos had merely maintained their early-2000s relationship to population growth, the Front Range would have produced roughly **80,000 additional condominium units** since 2006. Instead, production has collapsed to historic lows.

If Colorado were to normalize condo insurance costs and restore production to historical levels, CSI modeling suggests gains of 3,200–6,300 jobs, \$4 billion in GDP, and nearly \$3 billion in personal income over five years.



**3,200-6,300** JOBS



**\$4 BILLION** GDP



**\$3 BILLION** PERSONAL INCOME

## 4-6%

Condo liability risk increases the risk of future claims and the direct cost of condo construction by **4-6%**.

## 43,000

This cost overage pushes **43,000** out of homeownership

## How Do Nevada Condo Regulations Differ and What Do They Do?

Nevada has reduced downside litigation risk in ways that make condominium homes more likely to be financed, insured, built, and, when necessary repaired.

### AMONG 466 CITIES:

**9<sup>th</sup>**

Las Vegas ranks **9<sup>th</sup>** for share of U.S. condo sales

**448<sup>th</sup>**

Denver ranks **448<sup>th</sup>** for share of U.S. condo sales

Over the past 15 years, the Denver area condo market shifted away from condos in less affluent areas (lower and mid-range income areas) to more affluent areas.

**TOP 20%  
OF AFFLUENT AREAS**



20% → 28%

CONDO PRODUCTION GREW  
**(+8%)**

**MIDDLE  
AFFLUENT AREAS**



77% → 70%

CONDO PRODUCTION SHRANK  
**(-7%)**

**BOTTOM 20%  
OF AFFLUENT AREAS**



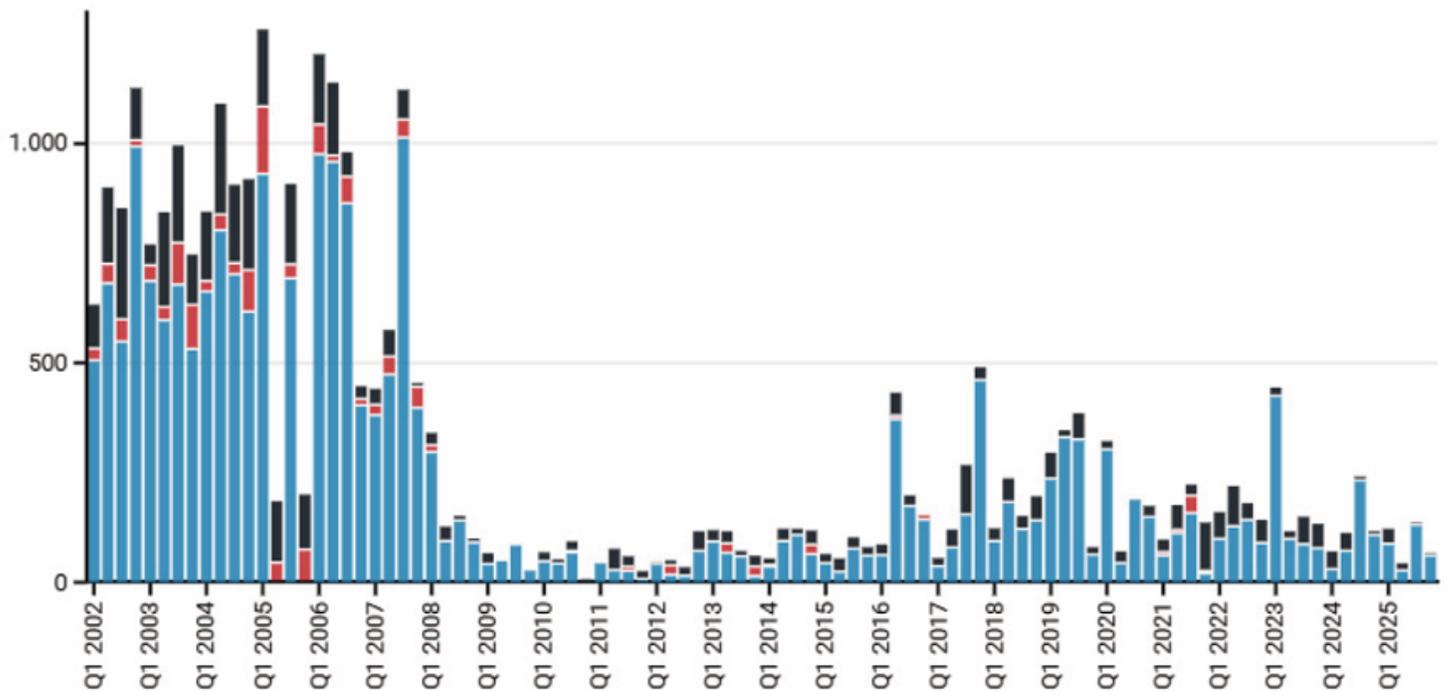
4% → 2%

CONDO PRODUCTION SHRANK  
**(-2%)**

## Condominium Starts across the Front Range

Quarterly numbers of condo starts across 11 Front Range counties

■ Metro Denver (Adams, Arapahoe, Boulder, Broomfield, Denver, Douglas, Elbert, Jefferson) 
 ■ Colorado Springs (El Paso) 
 ■ Northern Colorado (Larimer, Weld)



Source Data: Zonda • Q3 and Q4 2025 are estimated.

