

2023 Population Estimate

City of Longmont | Planning Division

Each year, the Planning Division prepares estimates of the City's year-end population. Until this report, estimates had been calculated using data from the 2010 Census as a baseline. The baseline had not been recalibrated to reflect the 2020 Census as a baseline in part because full data from this census had a delayed release. The 2023 population estimate has been calculated using data generated from the 2020 Census, which includes the population and number of housing units as of April 1, 2020, as the baseline. An appendix to this report includes corrected data for 2020 – 2022. As of April 1, 2020, the Decennial Census reported the official population of Longmont at 98,885. Staff also tracks regional, statewide and national trends that impact population growth. Data show that growth is slowing overall – birth rates are decreasing, death rates are higher, and net migration is significantly lower than years past.

Recent research and analysis indicates **Longmont's population as of December 31, 2023, was 106,173.** Based on these year-end estimates, the population of Longmont has increased 0.6%. This compares with a growth rate of 1.6% and an end-of-year population estimate of 105,550 in 2022.

This estimate is calculated using a number of 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 follows in the memo.

Number of Dwelling Units

The City of Longmont has calculated dwelling units using the 2020 Census estimate of 41,680 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. Data indicate that an additional 490 dwelling units received certificates of occupancy (COs) between January 1, 2023, and December 31, 2023. No units were acquired through annexation and 3 residential units were demolished during 2023, for a net total of 487 new housing units. This methodology yields 43,735 total dwelling units as of December 31, 2023, which is comparable to estimates generated by the American Community Survey (ACS) and State Demography Office (SDO).

Vacancy Rate

The 2020 Census reported a vacancy rate of 4.8% for the City of Longmont. The ACS, an ongoing statistical survey administered by the U.S. Census Bureau, typically reports vacancy rates for both owner and renter occupied units. For 2023, staff referenced the 5-year (2018 – 2022) and 2022 1-year Supplemental estimates of 0.8%. The SDO has historically tracked vacancy for municipalities in Colorado,



though has not reported this data for several years. Information collected from local sources suggests that the city’s vacancy rates are still low, with a 2023 multifamily vacancy rate of 4%, and single-family vacancy rates estimated at 0.6% for 2023. Based on the available data and information, an estimated vacancy rate of 1.3% is used for these estimates.

Average Household Size

The US Census Bureau reported the average household size in the City of Longmont was 2.52 persons per household in 2020. The SDO and ACS both have updated Longmont’s average household size to 2.44 for 2022. In the absence of updated data for average household size, the City will continue to use 2.44 for the 2023 population estimate.

Group Quarters Population

Group quarters, sometimes referred to as “group homes”, are defined, by the Census as institutional or non-institutional living arrangements for people not living in households. The Colorado State Demography Office reported that there were 847 persons living in group quarters in 2022. In the absence of updated group quarters data, a population of 847 people living in group quarters has been used for these 2023 population estimates.

December 31, 2023 Population Estimate

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

43,735	Total dwelling units
x 0.987	Occupancy rate (1.3% vacancy rate)
<hr/>	
43,166	Occupied dwelling units
x 2.44	Average household size
<hr/>	
105,326	Persons living in households
+ 847	Persons living in group quarters
<hr/>	
106,173	City of Longmont 2023 population estimate

CC: Harold Dominguez, Joni Marsh, Sandi Seader, Planning Staff, Roberto Luna, Francie Jaffe, Trevor Chaffin, Kimberly Klug, Hope Bartlett, et al.

Appendix: Population and Housing Data for 2020 – 2023

	2020*	2021	2022	2023
Net New Dwelling Units	1,153	252	163	487
Total Dwelling Units	42,833	43,085	43,248	43,735
Vacancy Rate	4.8%	2.0%	0.8%	1.3%
Total Occupied Units	40,777	42,223	42,902	43,166
Average Household Size	2.49	2.44	2.44	2.44
Persons Living in Households	101,535	103,025	104,681	105,326
Persons Living in Group Quarters	842	869	847	847
Longmont Estimated Population	102,377	103,894	105,528	106,173
Growth Rate	-	1.5%	1.6%	0.6%

*December 31, 2020, housing units are calculated using a base number of 41,680 units as reported by the 2020 Census as of April 1, 2020, plus new certificates of occupancy issued during the last 3 quarters of 2020.