## **2024** Residential Unit Count and Build-Out Analysis

Includes data through end of 2023



PUD Zone District						
Subdivision	Zoned Units	Platted Units	Approved Rental Units	<b>Built Units</b>	Build-Out as % of Zoned Units	Build-Out as % of Platted & Approved Rental Units
Blue River Run	111	111	0	108	97%	97%
Angler Mountain Ranch	232	228	0	202	87%	89%
Angler Mountain Vistas	17	17	0	13	76%	76%
Eagles Nest Golf Course	331	329	0	291	88%	88%
Eagles Nest (Original)	414	371	0	360	87%	97%
Fish Hawk Landing	18	18	0	18	100%	100%
Fourth Street Crossing	61	57	0	33	54%	58%
Fourth Street North	111	0	39	0	0%	0%
L. Arnold Subdivision	9	1	0	1	11%	100%
Our Lady of Peace Church	1	0	1	1	100%	100%
Oxbow Ranch	130	0	0	0	0%	0 platted or approved rental units and 0 actual built units
Ponds at Blue River	134	113	0	113	84%	100%
Solarado Subdivision	8	8	0	8	100%	100%
Silverthorne Town Center	60	0	15	15	25%	100%
Smith Ranch	381	214	135	214	56%	61%
Summit Blue	35	35	0	35	100%	100%
Summit Sky Ranch	240	240	0	240	100%	100%
PUD Zone Units Total	2,293	1,742	190	1,652	72%	86%
Riverfront Zone District						
Subdivision	Zoned Units	Platted Units	<b>Approved Rental Units</b>	<b>Built Units</b>	<b>Build-Out as % of Zoned Units</b>	Build-Out as % of Platted & Approved Rental Units
Apres Shores	60	12	0	12	20%	100%
Blue River Flats	53	46	0	46	87%	100%
Blue River Flats II	41	0	0	0	0%	0 platted or approved rental units and 0 actual built units
Rainbow Run	26	10	0	10	38%	100%
Retreat On the Blue	81	36	3	36	44%	92%
Riverbend Condominimums	32	32	0	32	100%	100%
Riverfront Condominimums	45	45	0	45	100%	100%
Rivers Edge Condos	32	31	0	31	97%	100%
River West Condos	102	92	0	92	90%	100%
Silverthorne Sub #1	72	0	0	0	0%	0 platted or approved rental units and 0 actual built units
The PAD Hostel/Subdivision	50	0	1	1	2%	100%
The Wave on the Blue	24	0	21	3	13%	14%
Riverfront Zone Units Total	618	304	25	308	50%	94%
<b>Town Core Zone District</b>						
Subdivision	Zoned Units	Platted Units	<b>Approved Rental Units</b>	<b>Built Units</b>	<b>Build-Out as % of Zoned Units</b>	Build-Out as % of Platted & Approved Rental Units
Block A (including Tree Line Rowhomes)	30	0	16	0	0%	0%
Block C (Silver Valley + Art Spot)	10	9	0	9	90%	100%
Block D (including Azure Landing)	48	1	0	1	2%	100%
Block F	51	2	0	2	4%	100%
Block G (including Cortina Suites)	31	4	0	4	13%	100%
Block H (including Twin Seasons Vacations)	31	0	0	1	3%	0 platted or approved rental units and 1 actual built units

R-2 Zerou Livins Fortal   211   212   2	Town Core Zone Units Total	201	16	16	17	8%	53%
Blue New Mess	R-2 Residential Zone District						
Blue New Mess		Zoned Units	Platted Units	Approved Rental Units	Built Units	Build-Out as % of Zoned Units	Build-Out as % of Platted & Approved Rental Units
Mesa Currient #2				• • • • • • • • • • • • • • • • • • • •			100%
Permission   Per							0 platted or approved rental units and 0 actual built units
R. 2 one Units Total   211   182   0   134   87%		100	103	0	105	105%	102%
Subdivision							101%
Subdivision	R-6 Residential Zone District						
Beaver Valley		Zoned Units	Platted Units	Approved Rental Units	Built Units	Build-Out as % of Zoned Units	Build-Out as % of Platted & Approved Rental Units
Willow Grow H.   Platted Units   Silverthome Heights   Silvertho	Arctic Placer	41	39	0	40	98%	103%
Willow Grow Hardows	Beaver Valley	48	48	0	50	104%	104%
Millow Creek righlands		325					96%
R-52 Residential Zone District         Subdivision         Zoned Units         Platted Units         Approved Rental Units         Build-Out as % of Zoned Units         Build-Out as % of Platted & Approved Rental Units           Arrowleaf Townhomes         42         0         0         0         0         0         Oplatted or approved rental units and 0 actual build on the plant of the plant o							73%
Subdivision   Zoned Units   Platted Units   Subdivision   Zoned Units   Platted Units   Approved Rental Units   Subdivision   Zoned Units   Platted Units   Subdivision   Zoned Units   Zoned Units   Zoned Units and 1 sectual built units   Zoned Units							93%
Subdivision	R-15 Residential Zone District						
Blue River Apartments   78   0   78   78   100%		Zoned Units	Platted Units	Approved Rental Units	Built Units	Build-Out as % of Zoned Units	Build-Out as % of Platted & Approved Rental Units
Prisilecone Condominums	Arrowleaf Townhomes	42	0	0	0	0%	0 platted or approved rental units and 0 actual built units
Rainbow Village (RV)   5.1   34   0   34   6.7%	Blue River Apartments	78	0	78	78	100%	100%
Silverthorne Colorado	Bristlecone Condominiums	6	8	0	8	133%	100%
Silverthorne Colorado	Rainbow Village (RV)	51	34	0	34	67%	100%
Silverthorne Heights		150	0	61	61	41%	100%
Silverthorne Heights, Lot 13   39   0   0   0   0   0   0   0   0   0	Silverthorne Colorado	7	6	0	7	100%	117%
Silverthorne Heights Condos	Silverthorne Heights	20	20	0	20	100%	100%
Timber Valley Townhomes 4 4 4 0 4 100% Villa Sierra Madre II 90 0 0 64 64 71% West of the Blue Townhomes 17 17 0 17 100% Willow Grove #1 27 23 0 23 0 23 85% Willow Grove #1 27 23 0 0 75 81% R-15 Zone Units Total 635 213 203 402 63%  C-1 Light Commercial Zone District Subdivision Zoned Units Platted Units Approved Rental Units Built Units Build-Out as % of Zoned Units Build-Out as % of Platted & Approved Rental Units Blue Sky Building 0 0 0 1 1 0 2 coned units and 1 actual built units 0 platted or approved rental units and 3 actual built units 0 platted or approved rental units and 1 actual built uni	Silverthorne Heights, Lot 13	39	0	0	0	0%	0 platted or approved rental units and 0 actual built units
Villa Sierra Madre II         90         0         64         64         71%           West of the Blue Townhomes         17         17         0         17         100%           Willow Grove #1         27         23         0         23         85%           Willow Grove #2         93         90         0         75         81%           R-15 Zone Units Total         635         213         203         402         65%           C-1 Light Commercial Zone District           Subdivision         Zoned Units         Platted Units         Approved Rental Units         Built Units         Build-Out as % of Zoned Units         Build-Out as % of Platted & Approved Rental Approved Rental Units           Blue River Office Center         0         0         0         1         1         0 zoned units and 1 actual built units         0 platted or approved rental units and 3 actual built units           Blue River Office Center         0         0         0         1         1         0 zoned units and 1 actual built units         0 platted or approved rental units and 3 actual built units           Blue River Office Center         0         0         0         1         0 zoned units and 1 actual built units         0 platted or approved rental units and 3 actual built units      <	Silverthorne Heights Condos	11	11	0	11	100%	100%
West of the Blue Townhomes 17 17 0 17 100% Willow Grove #1 27 23 0 23 85% Willow Grove #2 93 90 0 75 81% R-15 Zone Units Total 635 213 203 402 63%  C-1 Light Commercial Zone District Subdivision Zoned Units Plated Units Approved Rental Units Built Units Build Out as % of Zoned Units Build-Out as % of Platted & Approved Rental Units Blue River Office Center (Silver Inn) 0 0 0 1 1 0 zoned units and 1 actual built units 0 platted or approved rental units and 1 actual built units 0 platted or approved rental units and 1 actual built units 0 platted or approved rental units and 1 actual built units 0 platted or approved rental units and 1 actual built units 0 platted or approved rental units and 1 actual built units 0 platted or approved rental units and 1 actual built units 0 platted or approved rental units and 1 actual built units 0 platted or approved rental units and 1 actual built units 0 platted or approved rental units and 2 actual built units 0 platted or approved rental units and 2 actual built units 0 platted or approved rental units and 2 actual built silver thorne Professional Park 0 0 0 0 0 1 0 2 0 zoned units and 3 actual built units 0 platted or approved rental units and 2 actual built units 0 platted or approved rental units and 2 actual built silver thorne Sub #2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Timber Valley Townhomes	4	4	0	4	100%	100%
Willow Grove #1 27 23 0 23 85% Willow Grove #2 93 90 0 75 81% R-15 Zone Units Total 635 213 203 402 63%  C-5-1 Light Commercial Zone District Subdivision Zoned Units Platted Units Approved Rental Units Built Units Built-Out as % of Zoned Units Build-Out as % of Platted & Approved Rental Units Blue River Office Center (Silver Inn) 0 0 0 1 1 1 0 zoned units and 1 actual built units 0 platted or approved rental units and 3 actual built units Blue River Office Center 0 0 0 0 1 1 0 zoned units and 1 actual built units 0 platted or approved rental units and 3 actual built units 0 platted or approved rental units and 1 actual built units 0 platted or approved rental units and 1 actual built Rising Development Building Condos 0 0 0 1 0 zoned units and 1 actual built units 0 platted or approved rental units and 2 actual built Rising Development Building Condos 0 0 0 0 1 0 zoned units and 2 actual built units 0 platted or approved rental units and 2 actual built Silverthorne Professional Park 0 0 0 0 0 1 0 zoned units and 3 actual built units 0 platted or approved rental units and 2 actual built Silverthorne Sub #2 0 0 2 0 zoned units and 3 actual built units 0 platted or approved rental units and 5 actual built Silverthorne Sub #2 0 0 2 0 zoned units and 3 actual built units 0 platted or approved rental units and 5 actual built units 0 platted or approved rental units and 5 actual built units 0 platted or approved rental units and 5 actual built units 0 platted or approved rental units and 5 actual built units 0 platted or approved rental units and 5 actual built units 0 platted or approved rental units and 5 actual built units 0 platted or approved rental units and 5 actual built units 0 platted or approved rental units and 5 actual built units 0 platted or approved rental units and 5 actual built units 0 platted or approved rental units and 5 actual built units 0 platted or approved rental units and 5 actual built units 0 platted or approved rental units and 5 actual built units 0 platted or approved rental units and	Villa Sierra Madre II	90	0	64	64	71%	100%
Willow Grove #2 93 90 0 75 81%  R-15 Zone Units Total 635 213 203 402 63%  C-1 Light Commercial Zone District  Subdivision Zoned Units Platted Units Approved Rental Units Built Units Built Units Build-Out as % of Zoned Units Build-Out as % of Platted & Approved Rental Built Units Built Units Built Units Built Units Build-Out as % of Zoned Units Build-Out as % of Platted & Approved Rental Annie Road Commercial Center (Silver Inn) 0 0 0 1 1 1 0 2 oned units and 1 actual built units 0 platted or approved rental units and 3 actual built units 0 platted or approved rental units and 1 actual built units 0	West of the Blue Townhomes	17	17	0	17	100%	100%
R-15 Zone Units Total 635 213 203 402 63%  C-1 Light Commercial Zone District  Subdivision Zoned Units Platted Units Approved Rental Units Built Units Build-Out as % of Zoned Units Build-Out as % of Platted & Approved Rental Units Blue River Office Center 0 0 0 1 1 0 2 oned units and 1 actual built units 0 platted or approved rental units and 3 actual built units Blue River Office Center 0 0 0 0 1 0 1 0 2 0 2 0 2 0 2 0 2 0 2 0	Willow Grove #1	27	23	0	23	85%	100%
C-1 Light Commercial Zone District Subdivision  Zoned Units Platted Units Approved Rental Units Built Units Built Units Build-Out as % of Zoned Units Build-Out as % of Platted & Approved Rental Annie Road Commercial Center (Silver Inn) 0 0 0 1 1 0 zoned units and 1 actual built units 0 platted or approved rental units and 3 actual built Bue Sky Building 0 0 0 1 1 0 zoned units and 1 actual built units 0 platted or approved rental units and 1 actual built Buffalo Mtn Metro District 0 0 0 0 1 0 zoned units and 1 actual built units 0 platted or approved rental units and 1 actual built Silverthorne Fundament Building Condos 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Willow Grove #2	93		0			83%
Subdivision  Zoned Units Approved Rental Units Approved Rental Units Built Units Build Out as % of Zoned Units Build-Out as % of Platted & Approved Rental Annie Road Commercial Center (Silver Inn)  0 0 1 1 0 zoned units and 1 actual built units 0 platted or approved rental units and 3 actual buil Bule Sky Building 0 0 0 1 1 0 zoned units and 1 actual built units 0 platted or approved rental units and 1 actual built Buffalo Mtn Metro District 0 0 0 0 1 0 zoned units and 1 actual built units 0 platted or approved rental units and 1 actual built Rising Development Building Condos 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	R-15 Zone Units Total	635	213	203	402	63%	97%
Annie Road Commercial Center (Silver Inn)  Blue River Office Center  0 0 0 0 3 0 zoned units and 1 actual built units  Blue Sky Building  0 0 0 1 1 1 0 zoned units and 3 actual built units  Buffalo Mtn Metro District  0 0 0 0 1 0 2 0 zoned units and 1 actual built units  0 platted or approved rental units and 1 actual built units  Buffalo Mtn Metro District  0 0 0 0 1 0 2 0 zoned units and 1 actual built units  0 platted or approved rental units and 1 actual built units  0 platted or approved rental units and 1 actual built units  0 platted or approved rental units and 2 actual built units  Silverthorne Professional Park  0 0 0 0 1 0 2 0 zoned units and 1 actual built units  0 platted or approved rental units and 2 actual built units  Silverthorne Sub #1 0 zoned units and 5 actual built units  Silverthorne Sub #2 0 2 0 zoned units and 4 actual built units  Sunwood (Days Inn Workforce Housing)  0 0 0 5 1 33 0 zoned units and 3 actual built units  Unsubdivided - 160 6th Street  0 0 0 0 1 0 zoned units and 1 actual built units  C-1 Zone Units Total  C-2 Heavy Commercial Zone District  Subdivision  Zoned Units  Platted Units  Approved Rental Units  Built Units  Build-Out as % of Platted & Approved Rental	C-1 Light Commercial Zone District						
Blue River Office Center 0 0 0 0 1 0 2 2 0 2 0 2 2 1 3 0 2 2 2 3 1 2 2 2 3 1 2 2 2 3 1 2 2 2 3 2 2 2 3 2 2 2 2	Subdivision	Zoned Units	Platted Units	<b>Approved Rental Units</b>	<b>Built Units</b>	Build-Out as % of Zoned Units	Build-Out as % of Platted & Approved Rental Units
Blue Sky Building 0 0 0 1 1 1 0 zoned units and 1 actual built units  Buffalo Mtn Metro District 0 0 0 0 1 0 2 0 zoned units and 1 actual built units  Rising Development Building Condos 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Annie Road Commercial Center (Silver Inn)	0	0	1	1	0 zoned units and 1 actual built units	100%
Buffalo Mtn Metro District  0 0 0 0 0 1 0 zoned units and 1 actual built units  Rising Development Building Condos  0 0 0 0 2 0 zoned units and 2 actual built units  O platted or approved rental units and 1 actual built  Silverthorne Professional Park  0 0 0 0 1 0 zoned units and 1 actual built units  O platted or approved rental units and 2 actual built  Silverthorne Sub #1 0 zoned units and 1 actual built units  O platted or approved rental units and 1 actual built  Silverthorne Sub #2 0 2 0 zoned units and 5 actual built units  Sunwood (Days Inn Workforce Housing)  Unsubdivided - 160 6th Street  0 0 0 1 0 zoned units and 3 actual built units  C-1 Zone Units Total  0 2 5 3 52 0 zoned units and 5 actual built units  C-2 Heavy Commercial Zone District  Subdivision  Zoned Units  Platted Units  Approved Rental Units  Built Units  Build-Out as % of Zoned Units  Build-Out as % of Platted & Approved Rental	Blue River Office Center	0	0	0	3	0 zoned units and 3 actual built units	0 platted or approved rental units and 3 actual built units
Rising Development Building Condos  0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Blue Sky Building	0	0	1	1	0 zoned units and 1 actual built units	100%
Silverthorne Professional Park  0 0 0 0 5 0 zoned units and 1 actual built units 0 platted or approved rental units and 1 actual built Silverthorn Sub #1 0 zoned units and 5 actual built units 0 platted or approved rental units and 5 actual built Silverthorne Sub #2 0 2 0 4 0 zoned units and 4 actual built units Sunwood (Days Inn Workforce Housing) 0 0 0 51 33 0 zoned units and 33 actual built units Unsubdivided - 160 6th Street 0 0 0 1 0 zoned units and 1 actual built units C-1 Zone Units Total 0 2 53 52 0 zoned units and 52 actual built units  C-2 Heavy Commercial Zone District Subdivision Zoned Units Platted Units Approved Rental Units Built Units Built Units Build-Out as % of Zoned Units Build-Out as % of Platted & Approved Rental	Buffalo Mtn Metro District	0	0	0	1	0 zoned units and 1 actual built units	0 platted or approved rental units and 1 actual built units
Silverthorn Sub #1 0 0 0 5 0 zoned units and 5 actual built units 0 platted or approved rental units and 5 actual built Silverthorne Sub #2 0 4 0 zoned units and 4 actual built units Sunwood (Days Inn Workforce Housing) 0 0 51 33 0 zoned units and 33 actual built units Unsubdivided - 160 6th Street 0 0 0 1 0 2 53 52 0 zoned units and 1 actual built units 0 platted or approved rental units and 1 actual built units C-1 zone Units Total 0 2 53 52 0 zoned units and 52 actual built units C-2 Heavy Commercial Zone District Subdivision Zoned Units Platted Units Approved Rental Units Built Units Built Units Build-Out as % of Zoned Units Build-Out as % of Zoned Units Build-Out as % of Platted & Approved Rental Units	Rising Development Building Condos	0	0	0	2	0 zoned units and 2 actual built units	0 platted or approved rental units and 2 actual built units
Silverthorne Sub #2 0 2 0 4 0 zoned units and 4 actual built units  Sunwood (Days Inn Workforce Housing) 0 0 51 33 0 zoned units and 33 actual built units  Unsubdivided - 160 6th Street 0 0 0 1 0 zoned units and 1 actual built units 0 platted or approved rental units and 1 actual built  C-1 Zone Units Total 0 2 53 52 0 zoned units and 52 actual built units  C-2 Heavy Commercial Zone District  Subdivision Zoned Units Platted Units Approved Rental Units Built Units Built Units Build-Out as % of Zoned Units Build-Out as % of Platted & Approved Rental	Silverthorne Professional Park	0	0	0	1	0 zoned units and 1 actual built units	0 platted or approved rental units and 1 actual built units
Sunwood (Days Inn Workforce Housing) 0 0 51 33 0 zoned units and 33 actual built units  Unsubdivided - 160 6th Street 0 0 0 1 0 zoned units and 1 actual built units 0 platted or approved rental units and 1 actual built  C-1 Zone Units Total 0 2 53 52 0 zoned units and 52 actual built units  C-2 Heavy Commercial Zone District  Subdivision Zoned Units Platted Units Approved Rental Units Built Units Built Units Build-Out as % of Zoned Units Build-Out as % of Platted & Approved Rental	Silverthorn Sub #1	0	0	0	5	0 zoned units and 5 actual built units	0 platted or approved rental units and 5 actual built units
Unsubdivided - 160 6th Street 0 0 0 1 0 zoned units and 1 actual built units 0 platted or approved rental units and 1 actual built units C-1 Zone Units Total 0 2 53 52 0 zoned units and 52 actual built units  C-2 Heavy Commercial Zone District Subdivision Zoned Units Platted Units Approved Rental Units Built Units Build-Out as % of Zoned Units Build-Out as % of Platted & Approved Rental	Silverthorne Sub #2	0	2	0	4	0 zoned units and 4 actual built units	200%
C-1 Zone Units Total 0 2 53 52 0 zoned units and 52 actual built units  C-2 Heavy Commercial Zone District  Subdivision Zoned Units Platted Units Approved Rental Units Built Units Built Units Build-Out as % of Zoned Units Build-Out as % of Platted & Approved Rental	Sunwood (Days Inn Workforce Housing)	0	0	51	33	0 zoned units and 33 actual built units	65%
C-2 Heavy Commercial Zone District Subdivision Zoned Units Platted Units Approved Rental Units Built Units Build-Out as % of Zoned Units Build-Out as % of Platted & Approved Rental Units Control of Platted Units Control of Platted & Approved Rental Units Control of Platted Units Co	Unsubdivided - 160 6th Street	0	0	0	1	0 zoned units and 1 actual built units	0 platted or approved rental units and 1 actual built units
Subdivision Zoned Units Platted Units Approved Rental Units Built Units Build-Out as % of Zoned Units Build-Out as % of Platted & Approved Rental	C-1 Zone Units Total	0	2	53	52	0 zoned units and 52 actual built units	95%
	C-2 Heavy Commercial Zone District						
Annlewood Rusiness Center 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Subdivision	<b>Zoned Units</b>	Platted Units	Approved Rental Units	<b>Built Units</b>	Build-Out as % of Zoned Units	Build-Out as % of Platted & Approved Rental Units
Apple wood business center of platted of approved felital units and of actual built units of platted of approved felital units and of actual built	Applewood Business Center	0	0	0	0	0 zoned units and 0 actual built units	0 platted or approved rental units and 0 actual built units

Town-Wide Total	4,467	2,935	504	3,085	69%	90%
C-2 Zone Units Total	0	1	17	28	0 zoned units and 28 actual built units	156%
Silverthorne Business Centre	0	0	13	13	0 zoned units and 13 actual built units	100%
Silverthorne Colorado Sub	0	1	3	4	0 zoned units and 4 actual built units	100%
Enterprise Park Subdivision	0	0	0	10	0 zoned units and 10 actual built units	0 platted or approved rental units and 10 actual built units
C&B Storage	0	0	1	1	0 zoned units and 1 actual built units	100%

Population Estimate*:	5,477
Estimated Annual Population Growth Rate:	1.4%
Estimated New Permanent Residents:	309

## Definitions:

Zoned Units: Density permitted based on zoning

Platted Units: Legally defined single-family lots, duplex lots, townhome lots, and condominiums. Does not include rental

apartments. Does not include approved Site Plans until units are platted.

Approved Town Council approved residential units that are not and will not be platted; units that are owned by a single

Rental Units: property owner and rented to individual renters; apartments. Does not include Single Apartments. Does not include

individually platted condos or single family units that are long-term rented by the owner.

Built Units: Constructed units that have received a Certificate of Occupancy.

<sup>\*</sup>Population estimate = average household population (2.65) x number of built units (3,085) x the occupancy rate (67%)

<sup>\*\*</sup>Units shown without zoning are either legal nonconforming units or are a Single Apartment with a Conditional Use Permit.