

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	Built Units	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	Approved Rental Units	Built Units	Build-Out as % of Zoned Units	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 Condominiums	32	32	0	32	100%	100%
Riverfront Condominiums	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%

Town Core 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
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

Town Core Zone Units Total	201	16	16	17	8%	53%
R-2 Residential 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 Mesa	79	79	0	79	100%	100%
Mesa Cortina #2	32	0	0	0	0%	0 platted or approved rental units and 0 actual built units
Ptarmigan Trail Estates	100	103	0	105	105%	102%
R-2 Zone Units Total	211	182	0	184	87%	101%
R-6 Residential 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
Arctic Placer	41	39	0	40	98%	103%
Beaver Valley	48	48	0	50	104%	104%
Willowbrook Meadows	325	299	0	287	88%	96%
Willow Creek Highlands	95	89	0	65	68%	73%
R-6 Zone Units Total	509	475	0	442	87%	93%
R-15 Residential 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
Arrowleaf Townhomes	42	0	0	0	0%	0 platted or approved rental units and 0 actual built units
Blue River Apartments	78	0	78	78	100%	100%
Bristlecone Condominiums	6	8	0	8	133%	100%
Rainbow Village (RV)	51	34	0	34	67%	100%
Sierra Madre	150	0	61	61	41%	100%
Silverthorne Colorado	7	6	0	7	100%	117%
Silverthorne Heights	20	20	0	20	100%	100%
Silverthorne Heights, Lot 13	39	0	0	0	0%	0 platted or approved rental units and 0 actual built units
Silverthorne Heights Condos	11	11	0	11	100%	100%
Timber Valley Townhomes	4	4	0	4	100%	100%
Villa Sierra Madre II	90	0	64	64	71%	100%
West of the Blue Townhomes	17	17	0	17	100%	100%
Willow Grove #1	27	23	0	23	85%	100%
Willow Grove #2	93	90	0	75	81%	83%
R-15 Zone Units Total	635	213	203	402	63%	97%
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
Annie Road Commercial Center (Silver Inn)	0	0	1	1	0 zoned units and 1 actual built units	100%
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
Blue Sky Building	0	0	1	1	0 zoned units and 1 actual built units	100%
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
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 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
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
Silverthorne Sub #2	0	2	0	4	0 zoned units and 4 actual built units	200%
Sunwood (Days Inn Workforce Housing)	0	0	51	33	0 zoned units and 33 actual built units	65%
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	95%
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
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

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

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

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

**Units shown without zoning are either legal nonconforming units or are a Single Apartment with a Conditional Use Permit.

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 Rental Units: Town Council approved residential units that are not and will not be platted; units that are owned by a single 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.