

REAL ESTATE

Saturday, January 31, 2026 » MORE AT FACEBOOK.COM/DENVERPOST AND X.COM/DENVERPOST

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A new Colorado housing solution? Monthly rentals help fill gap



Sara B. Hansen

flexible housing in major cities and mountain towns.

A new Furnished Finder and AirDNA report shows surging monthly rental properties in Denver, Boulder, Steamboat Springs, and Durango due to rising housing costs and changing work trends.

Monthly rentals have grown from a side hustle to a key market segment and now outpace short-term rentals.

According to AirDNA, bookings of 28 days or more rose from about 20 million nights in 2019 to an estimated 46 million in 2025—more than twice the growth rate of short-term rentals.

Extended-stay residents drive demand for stable, non-hotel housing, especially for stays of 90 days or more.

Colorado markets see strong growth

Colorado's varied markets attract diverse tenants. Boulder, Durango, and Steamboat Springs rank among the top 20 fastest-growing monthly rental destinations.

Although Denver was not in the top 20, it leads the state with more than 2,800 monthly rental properties. In the past 12 months, these properties hosted over 59,000 unique renters. Of these, 31% were healthcare professionals, 25% were relocating families, and 24% were business travelers.

Boulder has 281 properties that serve more than 12,000 renters annually. Relocating

families account for 35% of renters, business travelers for 23%, and healthcare professionals for 10%.

In Steamboat Springs, 87 properties hosted more than 4,800 renters last year. Business travelers led demand at 34%, followed by digital nomads at 19% and healthcare professionals at 17%.

Durango's 104 properties accommodated more than 5,800 renters in the past year. The largest groups were relocating families (32%), business travelers (25%), and digital nomads (13%).

"These markets thrive by meeting renter needs and providing flexibility, affordability, and convenience," said Jeff Hurst, Furnished Finder president and CEO.

Colorado renters want workspaces, full kitchens, in-unit laundry, and pet-friendly options.

Independent landlords drive supply

Independent property owners, not corporate landlords, drive Colorado's monthly rental trend.

The report indicates that 85% of monthly rental owners in Colorado own only one property.

Most landlords rent entire homes, but some convert spare rooms or accessory dwellings into monthly rentals.

Data shows 55% of renters seek monthly units costing less than \$2,500, and 85% want units with two bedrooms or fewer.

A national trend

Colorado's surge reflects national monthly rental growth.

National demand for stays of 28 days or more grew 136% between 2019 and 2025, compared to 52% growth for traditional short-term rentals in the same period.

Monthly rentals now make up 19% of total national rental demand.

The top 20

Fastest Growing Destinations by City Rank

1	Abilene, TX	11	Frisco, TX
2	Santa Clara, CA	12	Durango, CO
3	Clarksville, TN	13	Manhattan, NY
4	Jersey City / Hoboken, NJ	14	Fort Worth, TX
5	Detroit, MI	15	Steamboat Springs, CO
6	Boulder, CO	16	Rochester, MN
7	San Clemente, CA	17	Pittsburgh, PA
8	Redondo Beach, CA	18	Mobile, AL
9	Cedar Rapids, IA	19	Yakima, WA
10	Arlington, VA	20	San Francisco, CA



AIRDNA | FURNISHED FINDER

Three Colorado communities: Boulder, Durango and Steamboat, made the top 20 list of monthly rentals.

For owners, monthly rentals can lower turnover costs by up to 70%, offer steadier income, and reduce vacancy risk, especially in seasonal markets.

With rising affordability challenges and tighter short-term rental rules, monthly rentals offer flexible solutions for owners and renters.

Sara B. Hansen has been an editor and writer for more than 20 years. Her professional background includes editing positions at The Denver Post, The Des Moines Register, The Fort Collins Coloradoan, and At Home with Century 21. She's also the founder and editor of DogsBestLife.com and the author of "The Complete Guide to Cocker Spaniels."