

Moving to Niwot, Colorado

Your 2026 Relocation Guide from New Horizons Real Estate

4,306 residents (2020 Census)	Halfway between Boulder and Longmont	Boulder County	St. Vrain school district
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Niwot is a small unincorporated Boulder County community on Highway 119, about halfway between Boulder and Longmont. It is known for its historic Second Avenue, quiet neighborhoods, larger lots and estate homes.

Your First 90 Days: The Niwot Move Checklist

Done	When	Task	Where to do it
☐	Before move-in	Start water	Left Hand Water District
☐	Before move-in	Start sewer	Niwot Sanitation District (homes on septic excepted)
☐	Before move-in	Start electric and gas	Xcel Energy, 1-800-895-4999
☐	Before move-in	Set up trash	Check with your HOA, or choose a private hauler
☐	Within 30 days	Transfer your driver license	A Colorado state DMV office (county offices do not issue licenses)
☐	Within 90 days	Title and register your vehicles	Boulder County Motor Vehicle: offices in Boulder (1750 33rd St.), Longmont (529 Coffman St.) and Lafayette (1755 S. Public Rd.). Appointments required; open Monday to Thursday, closed Fridays.
☐	Before registering	Emissions test first if your vehicle is more than 7 model years old (this county is in the program area)	An Air Care Colorado station
☐	Any time	Enroll your kids in school	St. Vrain Valley Schools
☐	Any time	Register to vote at your new address	GoVoteColorado.gov

Providers can change at the edge of town or between subdivisions. We'll confirm them for any address you're considering.

Where to Live in Niwot

As of October 21, 2026, about 40 homes were listed in Niwot on our site, and inventory moves quickly. Prices change daily and are not a guarantee of value.

If you want...	Look at
An entry price	Condos in Cottonwood Park and Countryside, from the \$200,000s to \$300,000s
An established neighborhood	Johnson Farm and Morton Heights, about \$950,000 to \$1.3 million
Newer, larger homes	Waterford, Monarch Park and Cottonwood Hills, up to about \$2 million
An estate	Somerset Estates, Niwot Hills, Goldbranch and Legend Ridge. See Boulder County luxury homes.

Schools

St. Vrain Valley Schools. New families register online any time of year, then finish enrollment with the school. Every elementary school offers free full-day kindergarten (children must turn 5 by October 1). To attend a school other than your neighborhood school, apply through open enrollment. Schools in town include Niwot Elementary and Niwot High School. Browse homes in the Niwot High School area. School assignments depend on the exact address; confirm with the district before you buy.

Getting Around

- **By car:** Highway 119 (the Diagonal) to Boulder and Longmont.
- **By bike:** the 12-mile LoBo Trail connects Longmont and Boulder through Niwot.
- **By bus:** RTD's BOLT runs along the Diagonal between Boulder and Longmont.

Healthcare

The nearest full-service hospitals are in Longmont (UCHealth Longs Peak and Longmont United) and Boulder (Foothills Hospital).

What It Costs to Live Here

- **Property taxes:** depend on the address, school district and any metro district. Look up the actual tax bill.
- **Sales tax:** the state rate is 2.9%; city, county and special district taxes vary by address.
- **Insurance and radon:** hail drives Colorado home insurance costs, and nearly half of Colorado homes test above the EPA radon action level. Get quotes and test during your inspection period.
- **Good to know:** Niwot is unincorporated, so Boulder County provides local government services today. On November 3, 2026, Niwot voters decide whether to incorporate as a town; organizers say water, sewer and electric providers would not change.

Things to Do Once You're Here

- **Second Avenue:** independent shops, restaurants and the Left Hand Grange
- **Niwot Trails:** about 7.8 miles along irrigation ditches with mountain views
- **LoBo Trail** for biking to Boulder or Longmont

Relocating to Niwot? We'll narrow neighborhoods with you by video call, tour homes live or by video, and connect you with local lenders and inspectors. If your employer offers **REAL Assistance**, you may qualify for free relocation support.

Call or text Matthew Starr: 720-432-8695

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Updated October 2026. Sources: local town and city websites, county motor vehicle offices, the Colorado DMV, school districts, RTD and the U.S. Census Bureau. Market figures from MLS listings as of October 21, 2026. General information, not legal, tax or financial advice; confirm details with the agency involved.