

Is Boulder's Housing Affordability Crisis Worsening?

A closer look at what the data says

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THE DATA

$530K

Median Home Price

Boulder County's median home price in August 2026.

Boulder’s median home price has risen to $530K, a 14% increase from the same period last year. This marks the third consecutive year of double-digit growth, despite national trends showing cooling demand and price moderation. The rapid escalation in pricing signals an increasingly concentrated housing market.



01

The Housing Market Is Not Cooling in Boulder

While national markets show a decline in home price growth, Boulder County continues to see rapid appreciation. This suggests that local demand drivers—such as tech job growth, proximity to Denver, and lifestyle preferences—are still outpacing macroeconomic trends. The resilience of the market is not just about supply; it's about what people are willing to pay for specific attributes.



02

Boulder’s Affordability Gap Is Deepening Fast

With median prices rising faster than household incomes, the affordability gap in Boulder County is widening. The 14% annual price increase, while impressive, means that even middle-income households are struggling to keep pace. This could be a warning sign of a housing market that’s becoming increasingly polarized, where only those with substantial capital can participate.

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