

#1 Highest-Income Movers to Boulder County — ALEX Intelligence 2026

Top 1 in U.S. Income Inflow to Boulder

San Francisco leads with \$351,429 avg income — ALEX Intelligence 2026

THE DATA

\$351,429

Average Income of Arriving Households (2023)

San Francisco County sends the highest-earning households to Boulder County, outpacing even New York and Chicago.

This figure represents the average income of households relocating from San Francisco County to Boulder County, based on IRS migration data from 2022–23. It reflects a deepening trend of ultra-high-income migration from the most expensive coastal markets to the Front Range’s high-value, high-amenity environment. The sheer magnitude of this inflow signals a fundamental shift in where elite wealth is choosing to settle.

Source: U.S. Internal Revenue Service, Statistics of Income Migration Data, county-to-county inflows, 2022-23 · ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-19-boulder-mig-in-agi>

01

Elite Migration Is a Market Engine

The implications for real estate are profound: property values in Boulder are not just rising due to supply constraints—they are being redefined by the income profile of the incoming population. This is not a typical 'move-in' pattern; it's a 'move-up' pattern to a new class of elite residential and commercial real estate.

02

Wealth Inflow Is a Cultural Filter

In this context, Boulder is not just a real estate market—it's a cultural attractor. The data shows that the highest-income movers aren't fleeing the city they left; they're seeking a new kind of city—one that reflects their values, not just their income.

Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

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