

Top-Income Inbound Households in Colorado — ALEX Intelligence 2026

Denver's Incoming Households Are the Nation's Richest

Top earners from across the U.S. are choosing Denver—what does it mean for real estate?

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THE DATA

\$207,091

Average Income of Arriving Households (2023)

The highest average income among all counties sending households to Denver comes from San Francisco County, CA.

This figure—\$207,091—is not just a number; it's a signal. Denver is no longer just attracting high-income residents—it's becoming a destination for the nation's top-tier earners. These households bring not only purchasing power but also expectations for premium services, quality schools, and exclusive amenities. Their arrival suggests a shift in the city's economic identity, moving beyond tech and energy toward a high-net-worth, lifestyle-driven real estate market.

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/2026-09-21-denver-mig-in-agi>



01

Wealth Migration Is Redefining Demand

The influx of ultra-high-income households from places like San Francisco and New York isn't just about wealth—it's about lifestyle. These residents aren't seeking just homes; they're seeking communities with cultural depth, sustainability, and access to high-end services. This creates a feedback loop: as more high-income households arrive, demand for premium residential developments, boutique retail, and curated experiences grows, driving up value in core neighborhoods and incentivizing developers to prioritize quality over quantity.

02

Affordability Is the Hidden Tension

Despite the arrival of top earners, Denver's core housing market remains strained. The presence of these ultra-high-income arrivals magnifies this gap—while the top 1% see rising asset values, middle- and lower-income households face displacement pressures. This duality suggests that Denver's real estate future isn't just about luxury development, but about whether the city can balance elite migration with inclusive growth and long-term affordability planning.



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

Diane Hart Alexander, MBA, MHA

Chair & CEO, ALEX Companies

Designated Broker, Alexander Tiffany Southwest, LLC dba ALEX.realestate, et.al.

Texas License #574877-B · Broker License #565194-BB

diane@alex.realestate · +1 713.591.9902



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