

#1 in Median Age: Gunbarrel & Louisville, CO — ALEX Intelligence 2026

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ALEX Intelligence 2026 Ranking Reveals Demographic Advantage

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THE DATA

43 years

Median Resident Age (2024)

Gunbarrel and Louisville lead Boulder County in median age, both at 43 years.

This data, drawn from the U.S. Census Bureau's American Community Survey 5-Year Estimates, 2024, reveals a deeply rooted, mature population in two of the county's fastest-growing communities. Their high median age is not a sign of stagnation but of long-term stability—homeowners with decades of equity, strong local ties, and sustained economic participation.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-24-boulder-median-age-place-mkt>



01

Maturity Drives Market Resilience

In a region where housing affordability is under strain, mature populations in Gunbarrel and Louisville act as a buffer against volatility. Their long-term ownership, lower mobility, and established credit profiles reduce default risk and support stable neighborhood dynamics. This demographic base enables sustained investment in infrastructure and services, even amid national economic uncertainty.



02

Affordability's Hidden Anchor

While Boulder's median age is 29—a stark contrast to its older neighbors—the city's youth-driven economy is not immune to pressure. Yet the presence of mature, stable communities nearby ensures that the broader Boulder County market is not reliant on speculative turnover. This contrast creates a natural economic tether: younger populations in Boulder can thrive on innovation, while older communities provide financial and social stability.

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