#1 in Median Home Age — Boulder County 2026

Boulder Has Colorado’s Oldest Housing Stock

47 years median age — a strategic advantage, not a flaw

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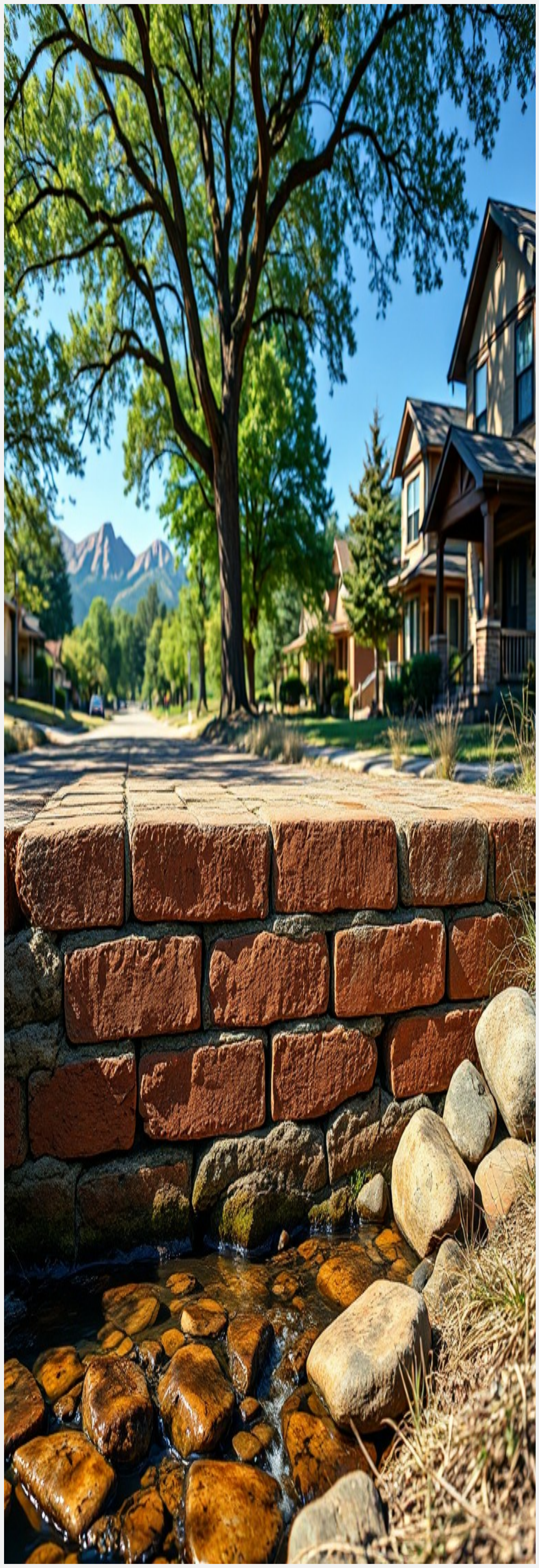
THE DATA

47 years

Median Home Age (2024)

Boulder leads Colorado in housing age, with its median home nearly five decades old.

This isn't a sign of decline—it's a structural advantage. Older homes in Boulder are typically built with higher-quality materials, more durable foundations, and lower maintenance costs over time. The city's long-standing housing stock has weathered inflation, climate shifts, and economic cycles, proving its resilience. For buyers seeking stability and lower long-term ownership costs, this aged inventory is a hidden asset.



Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-09-25-boulder-median-home-age-place-mkt

01

Age Equals Affordability

In a market where new construction costs are rising, the 47-year-old median home age in Boulder creates a natural price buffer. Older homes, while not new, often cost less than newer counterparts in comparable neighborhoods, especially when factoring in land value and tax burden. This age gap effectively shields long-term residents from the most acute affordability pressures seen in newer developments, preserving wealth retention and neighborhood continuity.

02

Stability Over Scarcity

Unlike markets where new supply drives demand, Boulder's aging stock signals a mature, self-sustaining housing ecosystem. The lack of new construction isn't a deficit—it's a feature. With low vacancy rates and high owner-occupancy, the city's housing is deeply embedded in community life. This stability attracts long-term residents, supports local business, and reduces displacement risk, making Boulder more resilient to market shocks than rapidly growing counterparts.

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