#1 in 5-Year Appreciation in Colorado — ALEX Intelligence 2026

Boulder Has Colorado's Lowest 5-Year Appreciation

Despite being #1 in growth, it's the slowest in the state—what that means for buyers and owners

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THE DATA

48.5%

5-Year Home Value Appreciation (2024)

Boulder's 5-year appreciation rate is the lowest among all Colorado cities in the ranking.

This figure is not a sign of underperformance—it reflects a market that has already absorbed a wave of speculative growth. The ranking shows that Boulder’s appreciation, while modest, is still substantial, especially when compared to the national average. The data suggests that the city has reached a phase of stabilization after a period of rapid price increases.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2019 and 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-09-27-boulder-g-home-value-place-mkt-asc

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Appreciation Slowdown = Market Maturity

The data implies that Boulder is no longer a 'hot market' in the traditional sense, but rather a high-value, stable asset class. This shift supports long-term wealth preservation, particularly for residents and investors who prioritize security over short-term gains.

02

Stability Fuels Inward Investment

The city’s ability to maintain high demand despite slower appreciation signals that the market is self-sustaining. This is a critical advantage in a national climate where affordability is eroding and volatility is rising.

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

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