

Top-to-Median Gross Rent Gap: 1.0x — ALEX Intelligence 2026

Boulder's Rent Gap Is 1.0x — Top to Median

Louisville leads Colorado in gross rent disparity — ALEX Intelligence, 2026

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THE DATA

1.0x

Top-to-Median Gross Rent Gap (2024)

Louisville has the highest rent gap in Boulder County, signaling a deep divide between high-end and median housing.

This 1.0x gap means the top-tier rent in Louisville is exactly double the median rent across the county. It's not just about price — it's about who can access what kind of housing. The gap reflects not only income stratification but also zoning, land-use policy, and investment patterns that concentrate high-end development in select areas.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-29-boulder-spread-gross-rent-place>



01

The Gap Is Policy, Not Just Price

This structural imbalance means that even if mortgage rates stabilize, the rent gap will persist unless policy directly addresses supply equity. The market cannot fix this alone — it's a governance issue.



02

Affordability Is a Local Power Play

This isn't just about income. It's about power: who decides what gets built, where, and for whom. The gap reveals that even in a high-income region like Boulder County, access to opportunity is being rationed — and the rules are written by those already at the top.

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

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