

**#1 of 10 Denver metro counties, #1 of 10 Colorado counties — ALEX Intelligence
2026**

#1 in Denver, #1 in Colorado

ALEX Intelligence 2026 migration income gap analysis

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THE DATA

4.8%

Change in the Income Gap Between Arriving and Departing Households (2023)

Denver leads Colorado in narrowing the earnings gap between incoming and outgoing households.

This 4.8% narrowing marks a significant shift in migration dynamics, suggesting that high-income outflows are being balanced by rising incomes among new arrivals. The trend implies a more equitable distribution of economic opportunity within the metro, even as housing remains under pressure. This is not just a statistical blip—it reflects deeper shifts in workforce mobility and regional competitiveness.

Source: U.S. Internal Revenue Service, Statistics of Income Migration Data, county-to-county inflows, 2021-22 and 2022-23 · ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-08-denver-mig-trend-agi>



01

Denver is leveling the playing field

This shift may be a response to affordability pressures—high-income residents are not fleeing en masse, but new arrivals are entering at a higher income tier than in past cycles. The result is a less polarized migration pattern, which could stabilize long-term housing demand and reduce displacement risks in core neighborhoods.



02

Affordability is being redefined

Denver's ability to attract and integrate higher-income newcomers while reducing the earnings divide may signal a new phase in urban development: one where inclusion is not just policy, but economic structure. This dynamic could help sustain demand even as supply increases, shifting the focus from price suppression to income alignment.

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