

#1 of 5 Boulder County cities, #1 of 10 Colorado cities — ALEX Intelligence 2026 Rent Ranking

#1 in Boulder County, #1 in Colorado

ALEX Intelligence 2026 Rent Ranking — Highest Gross Rents in the Region

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THE DATA

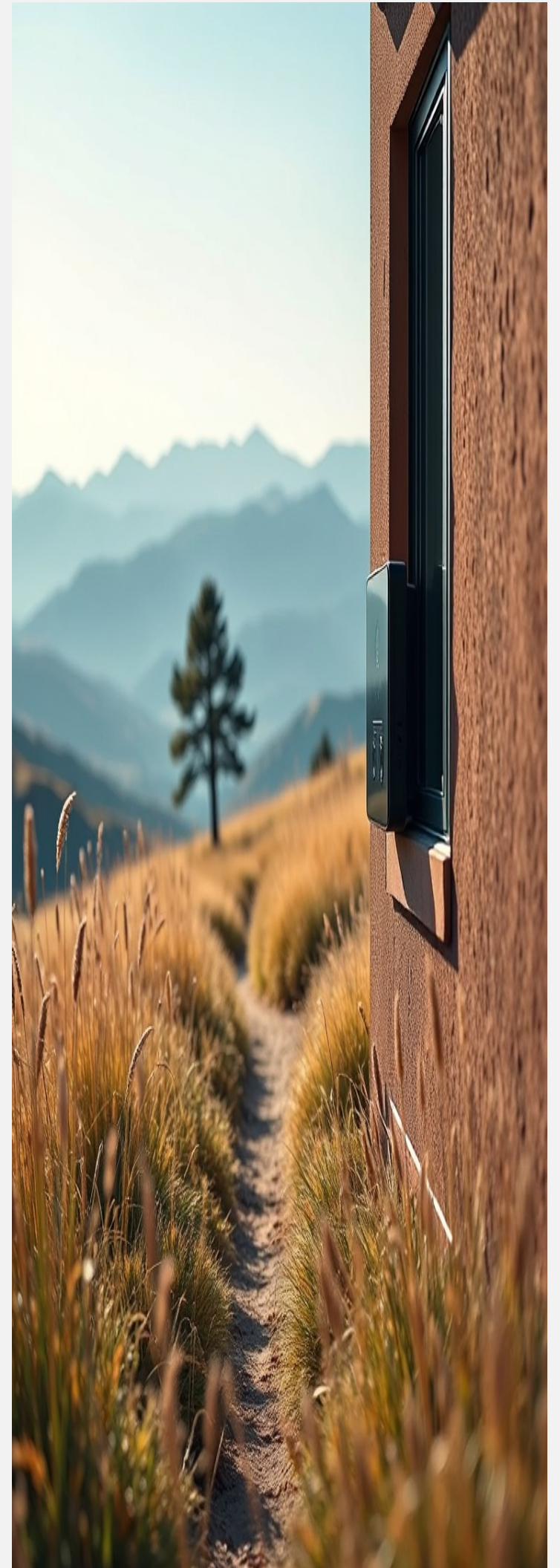
\$2,166

Median Gross Rent (2024)

Louisville leads all cities in Boulder County with the highest median gross rent.

This figure, derived from the 2024 American Community Survey 5-Year Estimates, reflects a structural shift in housing demand and development patterns across the county. The data reveals that even within the same metro area, rent disparities are not uniform — they are concentrated in newer, higher-end communities with limited affordability for middle- and low-income households.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-09-boulder-gross-rent-place-mkt>



01

Affordability Is a County-Internal Divide

Louisville's leadership in rent is not a regional anomaly — it signals a deeper bifurcation within Boulder County. While the city's median gross rent exceeds \$2,166, nearby towns like Gunbarrel and Boulder fall behind, not due to lower demand, but due to zoning constraints, housing stock age, and development timelines. This internal inequality suggests that affordability is no longer a county-wide issue but a hyper-local one, shaped by municipal policy, land-use planning, and access to infrastructure.

02

The Wealth Gradient Is Not Just Income — It's Location

The \$2,166 median rent in Louisville is not just a number — it is a proxy for access. The city's growth has been driven by high-income households who value proximity to tech corridors and natural amenities, but whose presence pushes out long-term residents. This dynamic is reinforced by the Kansas City Fed's October 9, 2026, report on income elasticity, which shows that high-income households in the 10th District are more sensitive to interest rate changes, meaning their mobility is tied to financial conditions — not just location. As a result, rent leadership in Louisville may be sustainable only for those who can absorb volatility.



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