

#1 in Colorado, #1 in Boulder County — ALEX Intelligence 2026

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ALEX Intelligence 2026: Income Gap Between Arriving and Departing Households

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THE DATA

16.0%

Income Gap Between Arriving and Departing Households (2023)

Boulder County leads Colorado and the nation in the income differential between incoming and outgoing households.

This 16.0% gap signals that Boulder is not just attracting wealth, but actively reshaping its economic base by replacing lower-income residents with higher-earning ones. The trend suggests a deepening divide in household wealth and housing affordability across the county.

Source: U.S. Internal Revenue Service, Statistics of Income Migration Data, county-to-county inflows, 2022-23 • ALEX Intelligence computation

<https://alex-companies.com/data/2026-10-10-boulder-mig-agi-gap>



01

Wealth is being imported, not grown

The result is a self-reinforcing cycle: rising costs drive out lower earners, making the county more attractive to high earners, which drives costs even higher.

02

Affordability is a moving target

The challenge isn't just building more units; it's preserving the economic diversity that makes a community resilient.



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

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