

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

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Boulder leads all Colorado cities in rent burden — ALEX Intelligence 2026

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THE DATA

63.0%

Renters Over the 30% Rent Threshold (2024)

Boulder has the highest share of renters spending more than 30% of income on rent among all cities in the region.

This 63.0% figure reflects a market where affordability is no longer a secondary concern but a structural reality for the majority of renters. The data underscores that even in a high-income, high-education metro like Boulder, financial strain is no longer limited to lower-income households. The burden is systemic, affecting a wide swath of the population across income brackets.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-11-boulder-rent-burden-place-mkt>

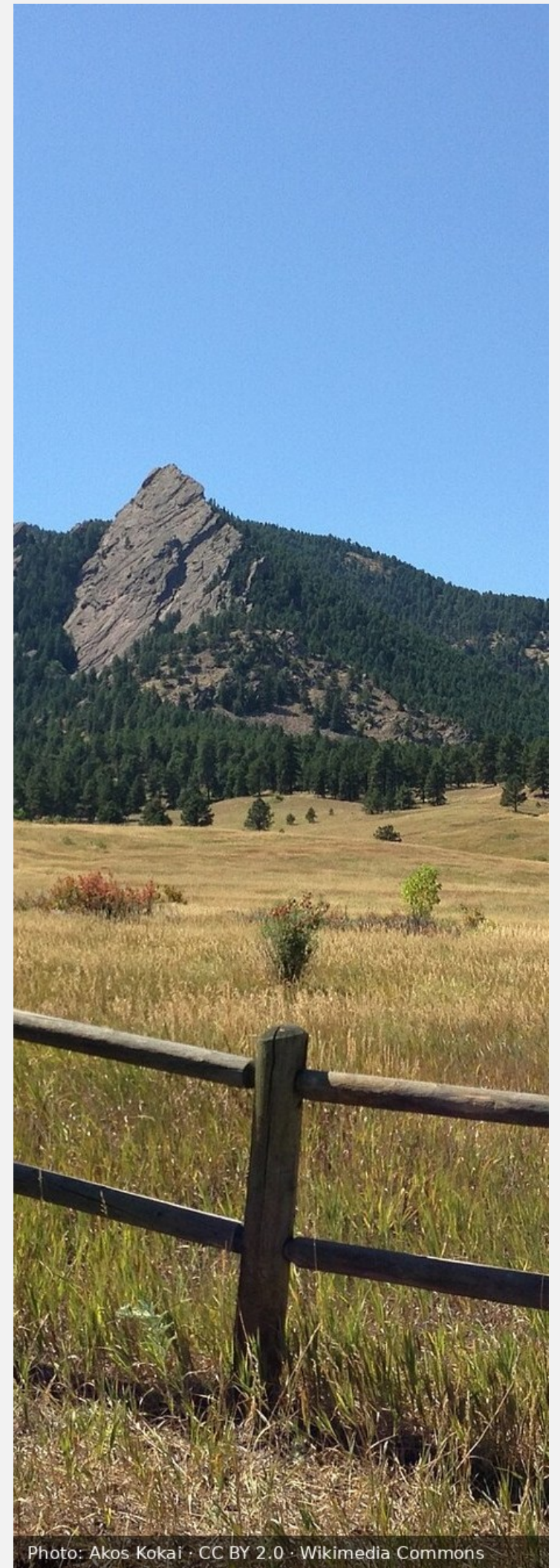


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01

Affordability Is the New Market Filter

The real estate market is no longer pricing based on location alone, but on financial resilience. Properties that offer lease flexibility, lower entry barriers, or hybrid residential-commercial use are gaining traction, not because they're trendy, but because they're functionally necessary in a climate where rent eats 63% of income.

02

The Rent Gap Is a Liquidity Trap

Meanwhile, the Kansas City Fed's 2026 analysis confirms that Boulder County's cost of living is intensifying financial strain for lower-income households, even amid strong employment in tech and education. The data suggests that the market is not simply overheating — it's becoming structurally unsustainable for a growing segment of the population.

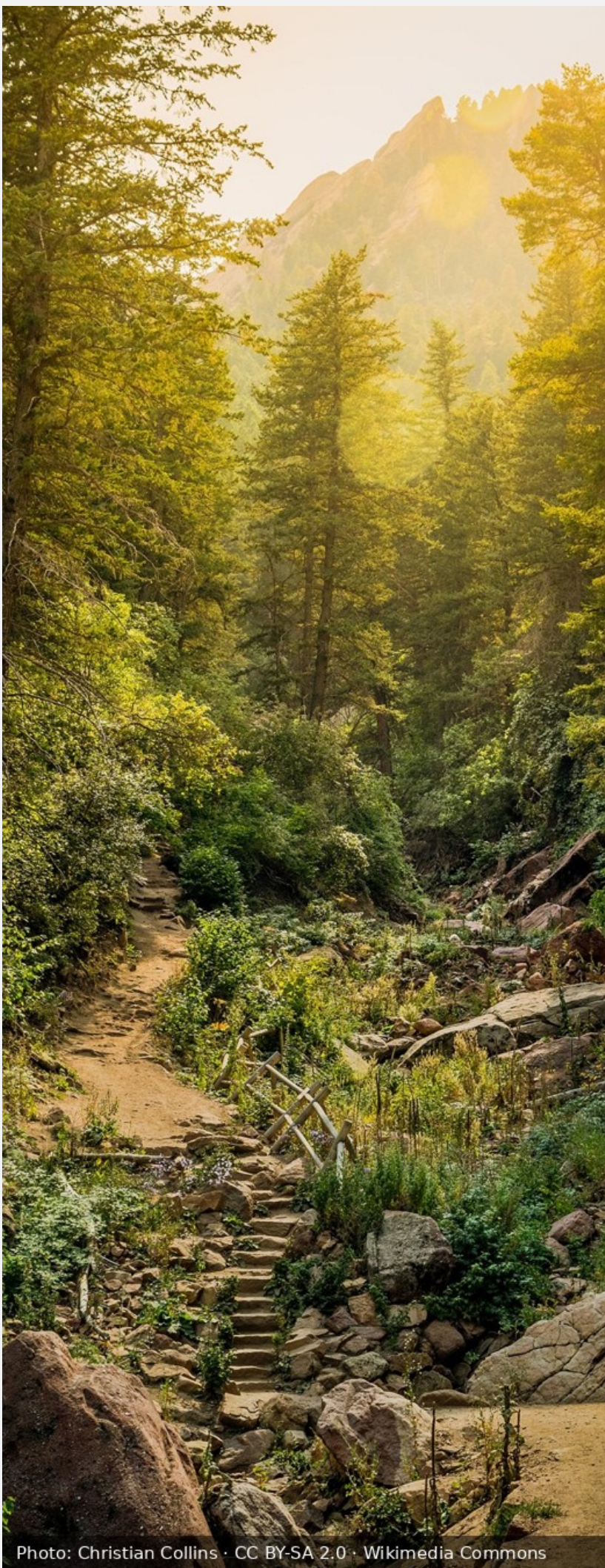


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