

#4 in Boulder County, #4 in Colorado — ALEX Intelligence 2026

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Share of homes valued \$500K+ — ALEX Intelligence 2026

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## THE DATA

# 89.2%

### Share of Homes Valued \$500K or More (2024)

Boulder ranks fourth among the five highest-valued cities in Boulder County and Colorado.

This figure reflects a structural shift in housing value distribution, not a temporary spike. The 72.7% share indicates that half-million-dollar homes are no longer outliers but the baseline for residential development. The concentration of high-value properties across the metro suggests deep, sustained demand, particularly in neighborhoods with strong access to employment, education, and natural amenities.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation  
<https://alex-companies.com/data/2026-10-12-boulder-half-million-share-place-mkt>



# 01

## Normalization of high value is the new scarcity

The result is a market where affordability isn't about price tiers, but about access to value. New development must now be evaluated not by its price point, but by its ability to preserve community character, integrate with existing infrastructure, and serve diverse income groups—without diluting the area's high-value core.

# 02

## The elite is not exclusive— it's institutional

For real estate investors and developers, this means that value is not just in individual properties, but in the ecosystem. The real return is not just in ownership, but in alignment with long-term community and economic trends—such as transit access, climate resilience, and digital infrastructure—that reinforce the market's stability and attractiveness.



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