

Gunbarrel — #1 of 5: Share Aged 65 and Over

Gunbarrel leads Colorado in senior population

17.4% aged 65+ — ALEX Intelligence 2026

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THE DATA

17.4%

Share Aged 65 and Over (2024)

Gunbarrel has the highest share of residents aged 65 and over in Boulder County and Colorado.

This data, drawn from the U.S. Census Bureau's 2024 American Community Survey 5-Year Estimates, reveals a profound demographic shift in the region's most rural communities. Gunbarrel's senior profile is not an anomaly but a signal of broader trends: aging populations are consolidating in low-density, high-accessibility enclaves that offer quiet, walkable, and health-conscious living. This shift is redefining what 'desirable' means in Colorado's real estate market.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-15-boulder-senior-share-place-mkt>



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Senior density drives demand for age-in-place housing

Gunbarrel's 17.4% senior share is not just a statistic — it's a market signal. As more residents age in place, demand for accessible, low-maintenance homes with proximity to healthcare and community services is rising. This is not just a niche trend; it's reshaping development priorities across Boulder County. Builders and investors are beginning to pivot toward adaptive reuse of older homes and new construction models that support aging in community, not isolation.

02

Affordability meets longevity in the high-cost West

Despite Boulder County's elevated housing prices, Gunbarrel offers a rare convergence: high senior population and relatively stable, long-term affordability. The absence of rapid development pressure in such areas creates a buffer against market volatility. This stability is not accidental — it's a function of policy, land use, and community choice. For investors and long-term residents, Gunbarrel represents a rare opportunity: a place where the cost of living aligns with the cost of care, and where retirement isn't a financial gamble.



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