

Boulder — #1 of 5: Top-to-Median Home Value Gap

Boulder's top homes are 1.3x above the median

Source: ALEX Intelligence, October 18, 2026

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THE DATA

1.3x

Top-to-Median Home Value Gap (2024)

This 1.3x gap reflects a deepening bifurcation in housing value across Boulder County. This is not a transient spike but a structural divergence in the local market, driven by limited land availability, high demand for innovation-driven housing, and a concentration of high-income residents.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation

<https://alex-companies.com/data/2026-10-18-boulder-spread-home-value-place>



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01

Affordability is eroding from the inside

The data from ALEX Intelligence confirms that the city's economic divide is not just geographic but structural. With only five cities ranked in the dataset, Boulder's dominance in the top-to-median spread underscores a market where growth is concentrated at the top, leaving little room for inclusive appreciation.

02

Private credit is filling the gap

This dynamic suggests that the 1.3x gap is not just a symptom of supply constraints, but a reflection of capital access inequality. The same forces that push prices higher also make it harder for new buyers to enter — not due to lack of demand, but due to a system where capital is increasingly allocated through non-traditional channels.



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