

5 of 5 — #1 of 5: Share of Cities With Median Home Value Above \$500,000

100% of Boulder County's cities
are \$500K+

Source: ALEX Intelligence · Published October 20, 2026

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THE DATA

100.0%

Share of Cities With Median Home Value Above \$500,000 (2024)

All five cities in Boulder County now have median home values above \$500,000, making it the most exclusive housing market in Colorado.

This marks a structural shift in the regional real estate landscape, where affordability thresholds have been permanently redefined. The data reveals that no city in the metro—Boulder, Louisville, Gunbarrel, Lafayette, or Broomfield—falls below the \$500K benchmark, signaling a complete market transformation. This uniformity across cities suggests a deep, systemic trend in pricing rather than isolated outliers.

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

<https://alex-companies.com/data/2026-10-20-boulder-threshold-home-value-500000-place>



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01

Affordability is now a regional constraint

With every city in Boulder County exceeding \$500K in median home value, affordability is no longer a city-specific issue—it's a county-wide structural condition. This uniform threshold means that even traditionally more accessible communities like Lafayette and Broomfield are now firmly in the ultra-high-end market. The result is a homogenized premium pricing environment that limits access for first-time buyers and renters, reinforcing wealth concentration across the metro.

02

Growth is pricing out local talent

As all five cities cross the \$500K threshold, the cost of living is outpacing wage growth, particularly for public sector employees and service workers. The Kansas City Fed reports rising poverty thresholds in the Rocky Mountain region, including Boulder County, despite above-average incomes. This disconnect suggests that even with strong wages, many residents are being priced out of the housing market they help sustain, threatening long-term workforce stability and community diversity.

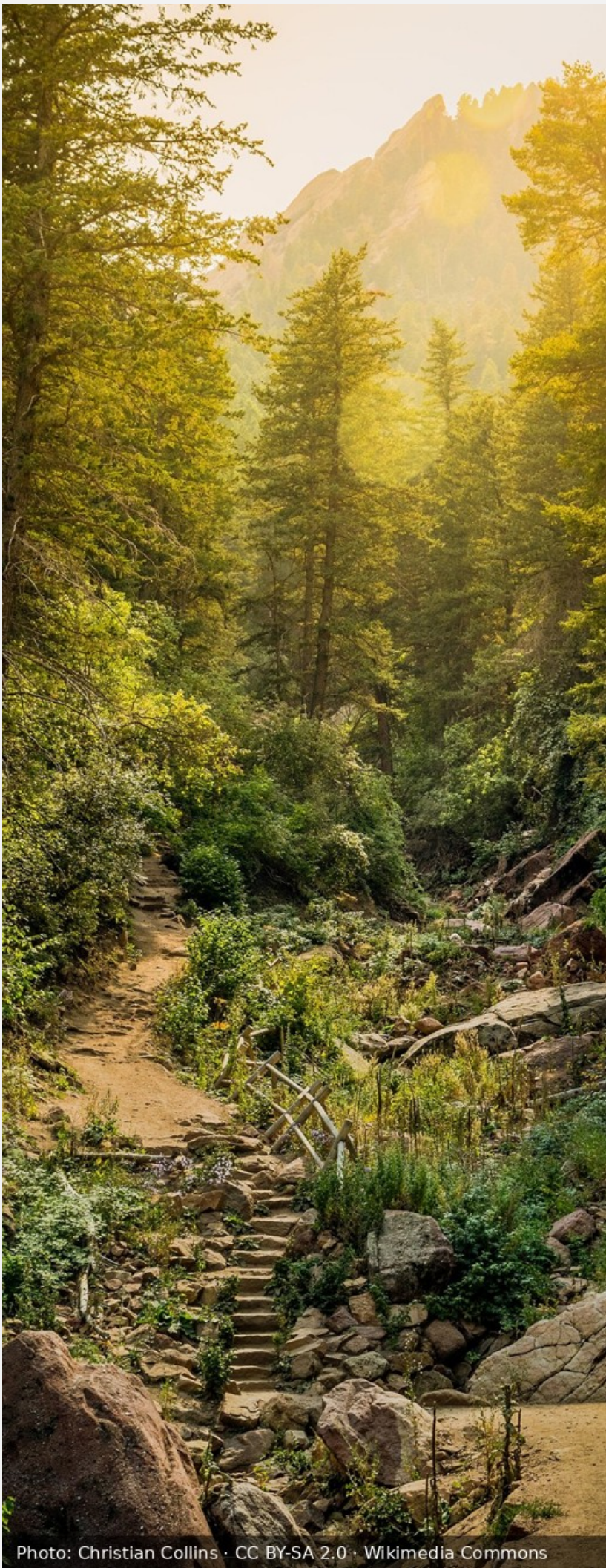


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