

Louisville — #1 of 5: Share of Homes Valued \$1M or More

Louisville leads Colorado in \$1M+ homes

65.6% of homes valued at \$1M+ — source: ALEX Intelligence 2026

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THE DATA

65.6%

Share of Homes Valued \$1M or More (2024)

Louisville leads the Boulder County metro in million-dollar housing stock, outpacing all other cities in the region.

This figure represents the proportion of homes in Louisville that are valued at \$1 million or more, according to the 2024 American Community Survey 5-Year Estimates. The data reveals a deep concentration of high-value housing in a single city within the county, signaling a shift in wealth distribution that extends beyond Boulder's traditional dominance.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-28-boulder-million-share-place-mkt>



Photo: Let Ideas Compete · Public domain · Wikimedia Commons

01

Wealth is shifting to the edges

This trend suggests that the traditional 'Boulder as the epicenter' model is being challenged. The city's ability to absorb high-value real estate while maintaining a lower tax burden and more flexible development rules makes it an emerging magnet for capital, even as central Boulder sees rising affordability pressure.

02

Boulder's edge is losing its edge

This creates a counterintuitive dynamic: Boulder remains the cultural and innovation hub, but Louisville is becoming the financial heart of the metro. The real estate market is no longer a single city but a two-tiered system, where central Boulder holds prestige and Louisville holds capital — a divide that could reshape future development, tax policy, and workforce housing strategy.

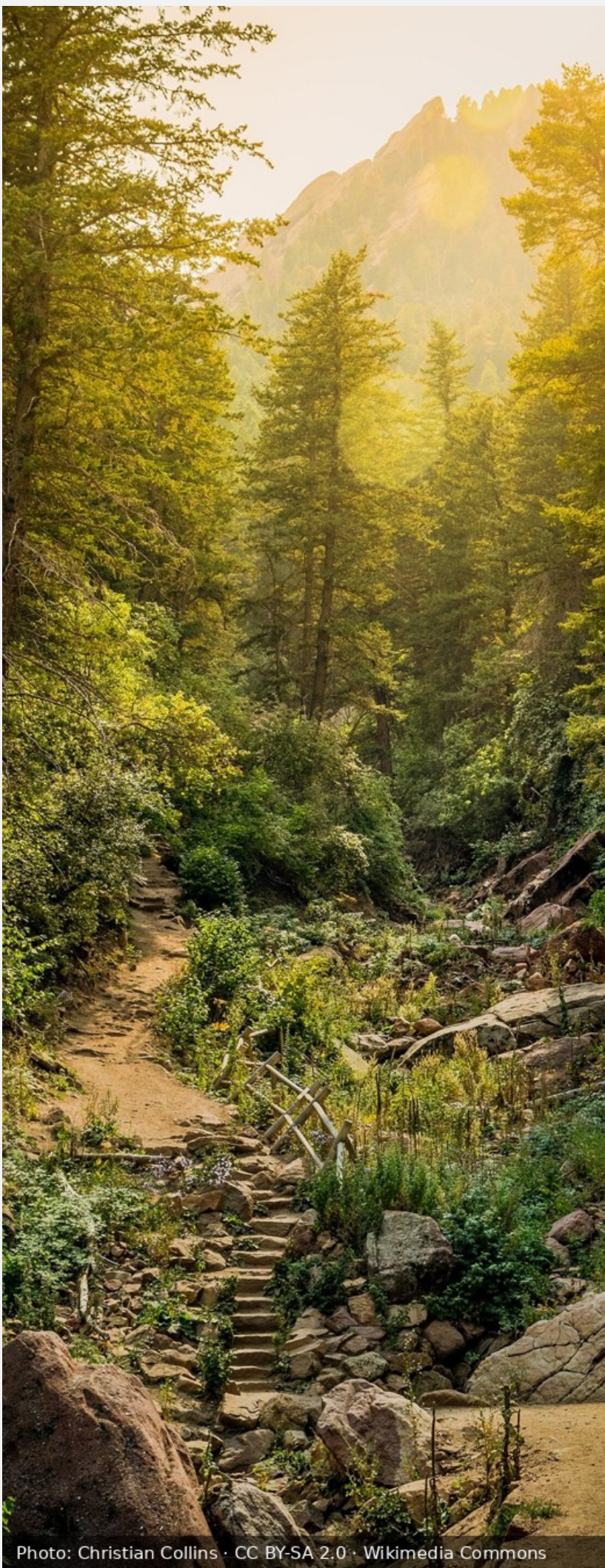


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