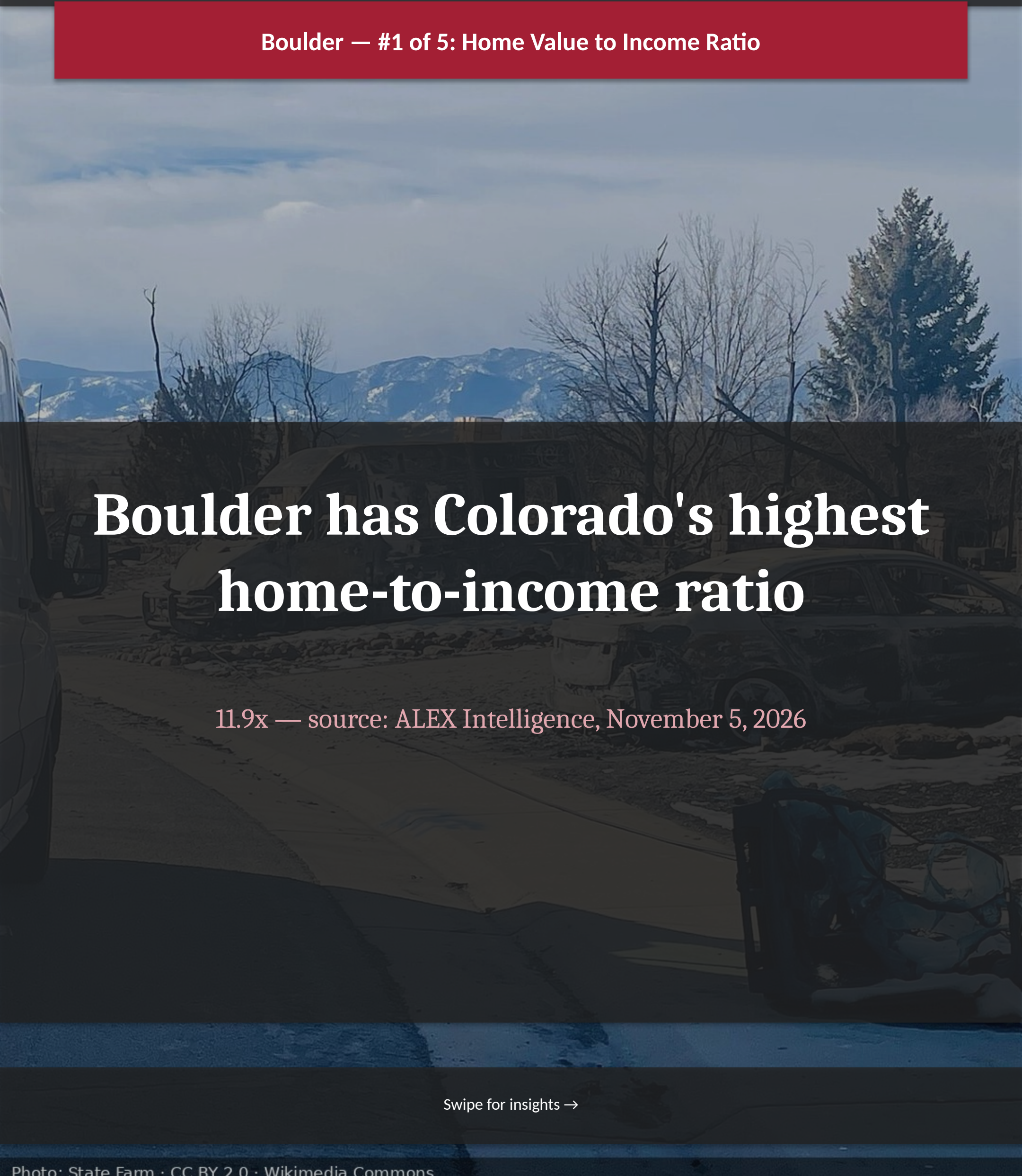
Boulder — #1 of 5: Home Value to Income Ratio



Boulder has Colorado's highest home-to-income ratio

11.9x — source: ALEX Intelligence, November 5, 2026

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THE DATA

11.9x

Home Value to Income Ratio (2024)

Boulder leads all Colorado cities in the number of years of median income required to purchase a home.

This ratio reflects a market where housing is priced far beyond the reach of median earners, even in a high-income knowledge economy. The 11.9x figure means a typical household would need nearly 12 years of income to afford a home, placing Boulder at the extreme end of affordability pressure within the state.



Photo: Craig Talbert · CC BY 2.0 · Wikimedia Commons

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-05-boulder-value-to-income-place-mkt

01

Affordability is a structural constraint

This imbalance suggests that affordability is not just a policy issue but a market equilibrium that has shifted irreversibly toward high-value, low-density development. The city's growth model, reliant on high-income in-migration, may be self-reinforcing — attracting talent that drives up prices, which in turn limits access to new talent.

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02

The real cost is lost opportunity

This creates a feedback loop where high-income firms attract workers who can afford the market, but the same market prevents the next wave of talent from joining, making long-term innovation sustainability questionable.

Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

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