Boulder County, CO — #1 of 10: Net Households Gained From a Single County

Boulder County leads Denver in net household inflows

Source: ALEX Intelligence, 2026

Swipe for insights →

Photo: Kari · CC BY 2.0 · Wikimedia Commons

THE DATA

524

Net Households Gained From a Single County (2023)

Boulder County is the top source of net household migration into Denver, surpassing all other counties in the IRS's bidirectional flow data.

This figure of 524 represents the net gain of households from Boulder County to Denver in the 2022–23 period. It is the highest such number among all counties the IRS disclosed flows with in both directions against Denver, indicating a sustained, one-way migration pattern. The data reflects not just movement, but a structural shift in regional living patterns.



Photo: Colorado Senate GOP · CC BY 2.0 · Wikimedia Commons

Source: U.S. Internal Revenue Service, Statistics of Income Migration Data, county-to-county inflows, 2022-23 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-08-denver-mig-net-partner

01

Denver’s suburban core is becoming its new urban frontier

The fact that this flow is bidirectionally disclosed by the IRS implies a stable, data-backed trend rather than a one-off phenomenon. It also reflects a growing preference for urban proximity, even among those who previously lived in high-end, low-density areas. This is not a decline in Boulder County’s desirability but a reconfiguration of where people choose to live within the broader metro ecosystem.

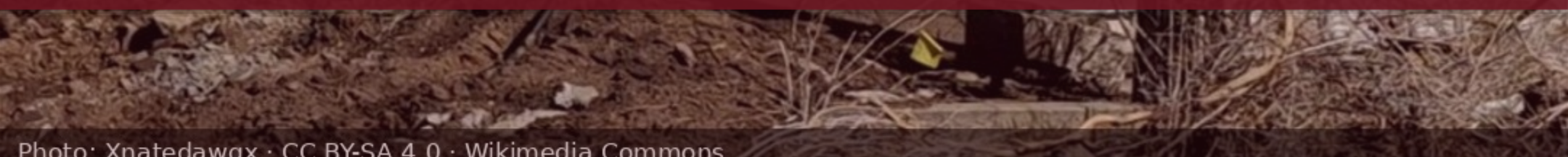


Photo: Xnatedawgx · CC BY-SA 4.0 · Wikimedia Commons

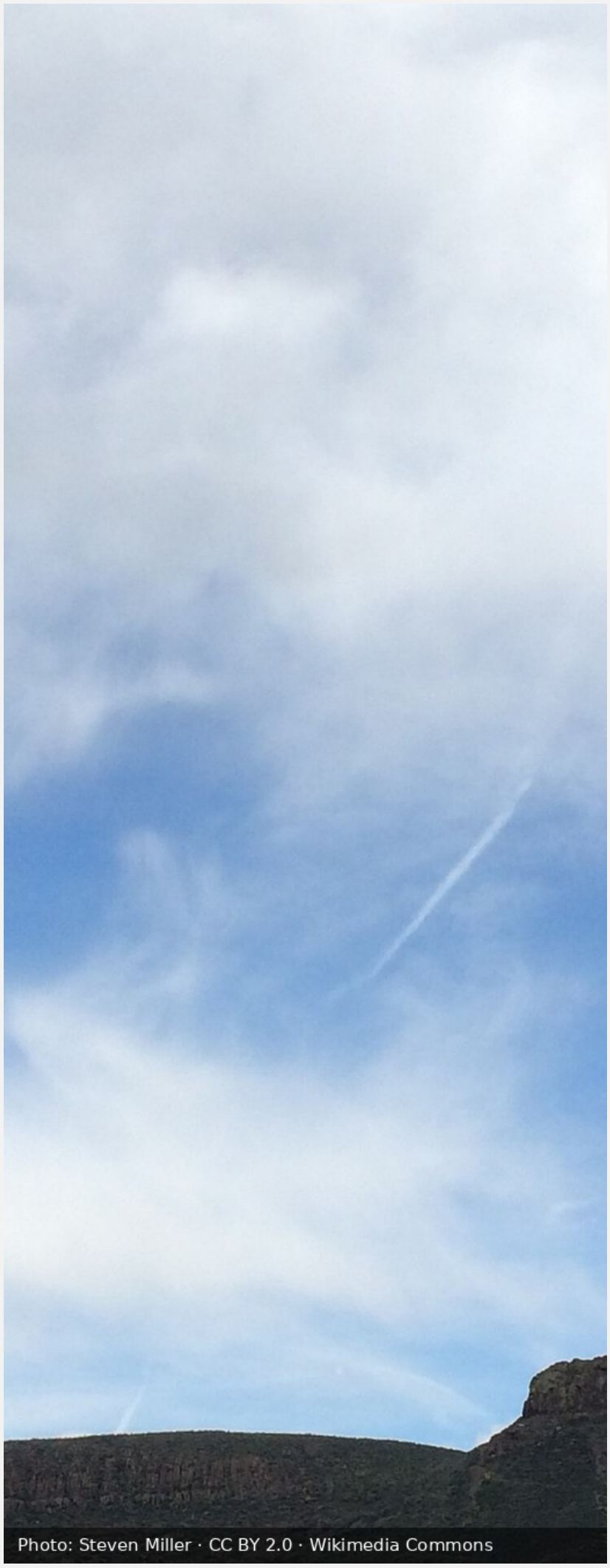


Photo: Steven Miller · CC BY 2.0 · Wikimedia Commons

02

Affordability is no longer a barrier to mobility

This dynamic challenges the conventional narrative that high-income households are fleeing cities. Instead, it shows that even high-net-worth residents are choosing urban consolidation, not retreat. The data implies that Denver is not just a destination for affordability seekers, but a magnet for those seeking density, opportunity, and cultural engagement—regardless of income level.

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

Diane Hart Alexander, MBA, MHA

Chair & CEO, ALEX Companies

Designated Broker, Alexander Tiffany Southwest, LLC dba ALEX.realestate, et.al.

Texas License #574877-B · Broker License #565194-BB

diane@alex.realestate · +1 713.591.9902

ALEX

ALEX Intelligence
deep intelligence

ALEX Real Estate
genius real estate

ALEX Advisory
uncontested strategy

ALEX Cares
purposeful philanthropy