Boulder County — #1 of 10: Year-Over-Year Change in Net Migration



Boulder County leads Colorado in migration rebound

Source: ALEX Intelligence · Published November 11, 2026

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THE DATA

671

Year-Over-Year Change in Net Migration (2023)

This marks the largest improvement in net migration balance among Colorado counties with consistent data across the two vintages.

Boulder County's net migration trend reversed in 2022-23, gaining 671 more households than in the prior year. This shift reflects a growing pull from surrounding regions despite elevated housing costs. The improvement signals resilience in the county's long-term demographic trajectory, even as other metro areas face outflows.

Source: U.S. Internal Revenue Service, Statistics of Income Migration Data, county-to-county inflows, 2021-22 and 2022-23 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-11-boulder-mig-trend-net



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01

Migration rebound signals market confidence

The 671 increase in net migration is not just a statistical blip—it’s a behavioral signal. Households are choosing Boulder County over other Colorado counties despite high prices, suggesting that the region’s value proposition—strong job market, quality of life, and cultural capital—outweighs affordability pressures. This trend indicates that demand is shifting from price sensitivity to location quality, a hallmark of a mature, resilient real estate market.

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02

Boulder’s pull is outpacing neighboring counties

Among the top 10 source counties for migration into Boulder County, only Adams, Denver, and Larimer saw positive year-over-year changes. Boulder’s ability to attract more residents from these key regional hubs—especially from Denver County (146) and Larimer County (126)—reveals a growing centrality in the Front Range’s residential ecosystem. This is not a passive gain but a strategic shift in where people are choosing to live, even when relocating from nearby, more affordable areas.

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