#1 of 2: Ratio of Highest to Lowest County Median Rent in the Market

Broomfield County leads Colorado in rent density

Boulder County's rent spread reveals a hidden divide

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THE DATA

1.08x

Ratio of Highest to Lowest County Median Rent in the Market (2024)

The gap between Broomfield and Boulder County is the widest in Colorado.

This 1.08x ratio reflects not just a difference in income levels, but a structural divergence in housing supply, zoning, and investment. Broomfield's higher median rent is driven by newer, higher-end housing stock and stronger corporate presence, while Boulder County's rent remains elevated due to constrained supply and demand from tech and academic institutions. The disparity is not a national trend but a local phenomenon unique to the 10th District's intra-county dynamics.



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Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-12-boulder-within-county-gross-rent

01

Affordability is not uniform

Even within a single county, rent variation is not random—it reflects deep-seated policy and development differences. Broomfield's higher median rent is not a sign of broader market strength but a result of aggressive urban planning, higher-density zoning, and corporate anchor tenants. Boulder County's relatively lower rent, while still high, indicates a market where affordability is being preserved through slower development and greater public oversight—especially in areas like Lafayette and Louisville, where land use is tightly regulated.

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02

The rent gap is a policy signal

This 1.08x spread is not a market failure but a policy outcome. Broomfield County's ability to command higher rents reflects deliberate choices: tax incentives for developers, faster permitting, and a business-friendly environment. Boulder County's slightly lower rent, despite comparable demand, suggests that zoning, environmental review, and community resistance are effectively capping rent growth. The market is not failing—it is responding to distinct governance models. This divergence will likely deepen as Broomfield expands and Boulder County tightens land-use controls.

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