#5 of 7: five-year change in the metropolitan house price index (2026 Q2)

five-year change in the metropolitan house price index (2026 Q2): 22.5%

Based on 2026 Q2 FHFA data

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THE DATA

22.5%

five-year change in the metropolitan house price index (2026 Q2)

Boulder’s home prices rose 22.5% over five years, placing it fifth among Colorado’s seven metros.

This growth reflects sustained demand from remote workers and long-term residents, even as affordability pressures intensify. The index captures both purchases and refinances, indicating broad-based price appreciation across ownership types.



Photo: Craig Talbert · CC BY 2.0 · Wikimedia Commons

Source: Federal Housing Finance Agency, All-Transactions House Price Index by Metropolitan Statistical Area, 2026 Q2 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-24-boulder-hou-fhfa-hpi-growth-5y-msa

01

Appreciation outpaces wage growth

Despite strong price gains, Boulder County’s median household income has not kept pace. This divergence suggests that price appreciation is not translating into inclusive prosperity.

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02

Resilience amid rising costs

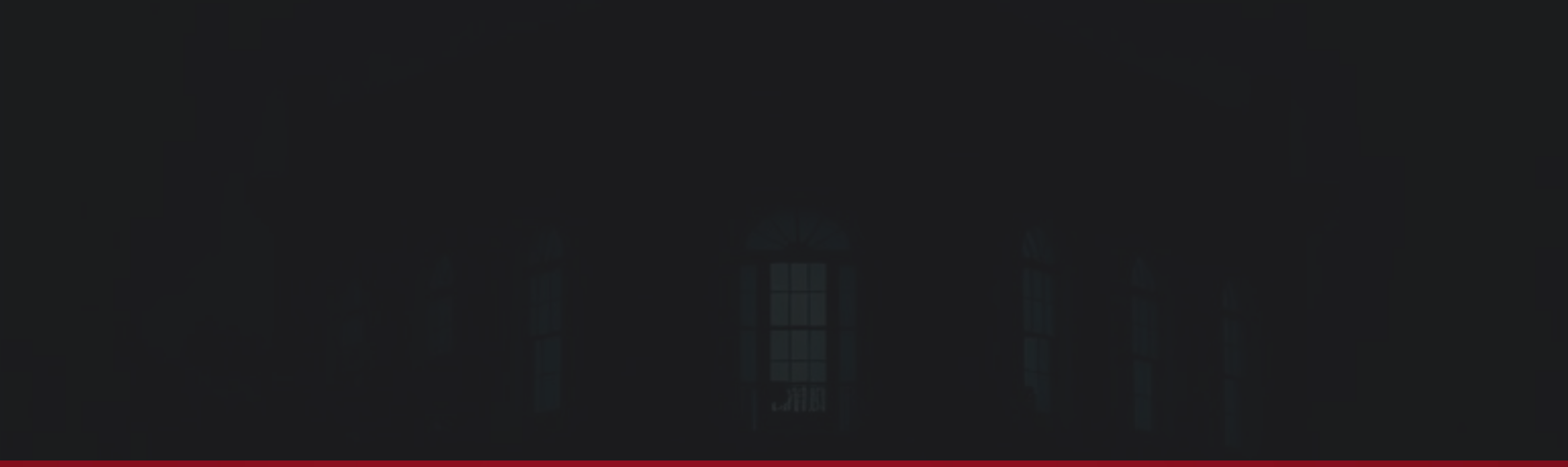
Boulder’s position in the top five reflects structural demand: a stable labor base, high remote-work adoption, and ongoing construction of multifamily units. Yet this resilience is not universal. The closure of Bridge House and rising vacancies in retail corridors signal that affordability constraints are reshaping the social and commercial fabric of the city.

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