



Boulder, Colorado.

Current market data.

11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

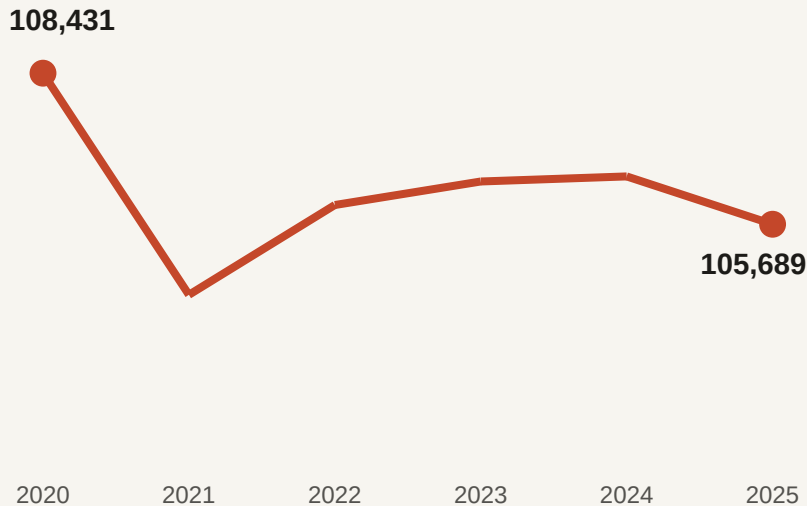


POPULATION

Down 2.5% since 2020.

105,689

people, the 12th-largest of Colorado's cities and towns.

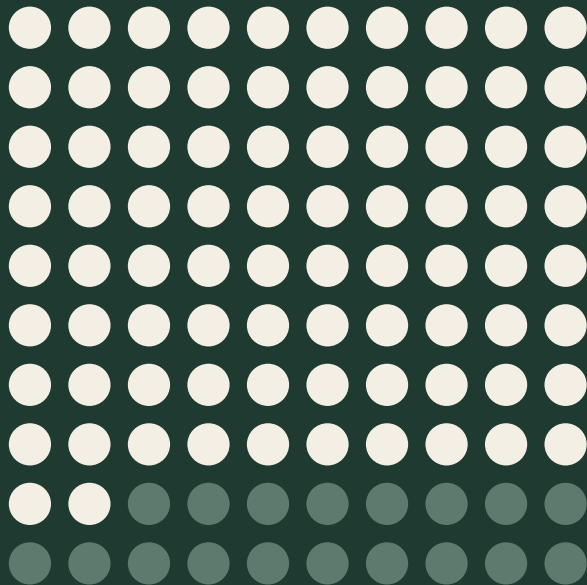


THE WORKDAY

8 in 10 jobs here go to
people who live somewhere
else.

82.0%

of 92,307 jobs located in Boulder are filled by in-commuters.



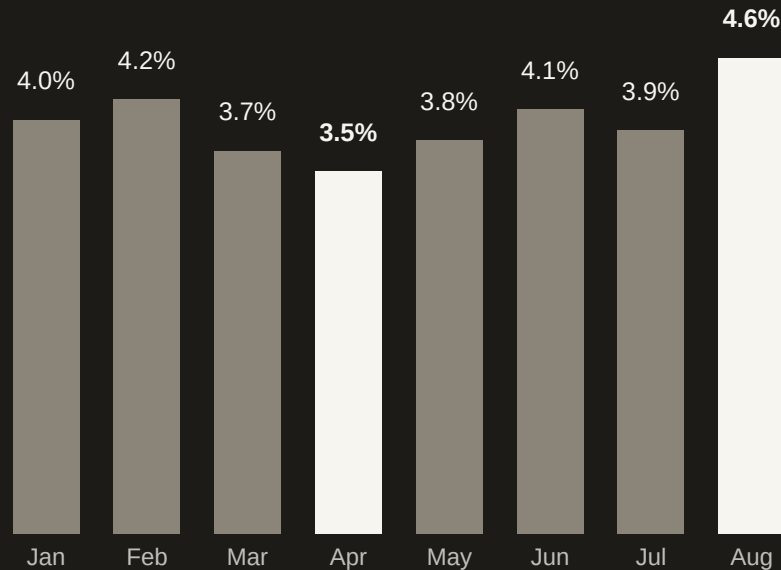
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.5%.

4.6%

in August 2026, the latest month released. A year earlier it was 4.0%.

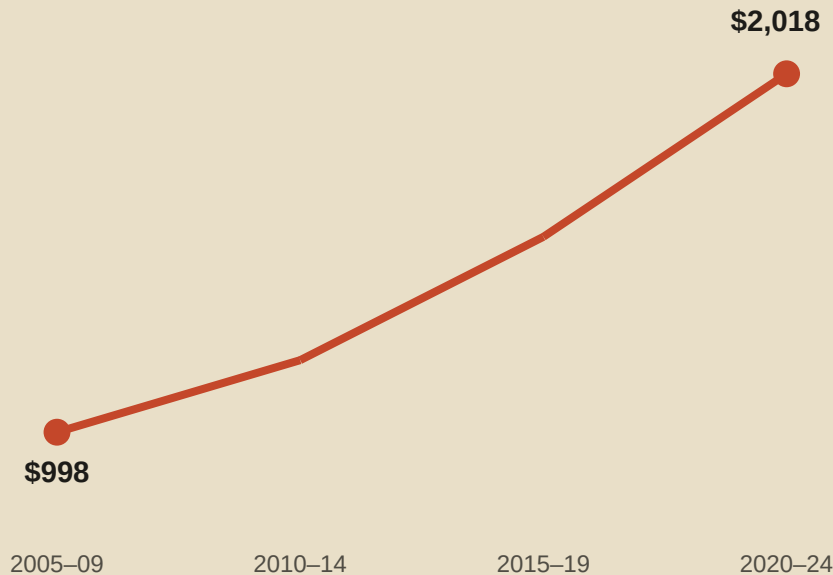


RENT

Median rent is up 102%
since the 2005–2009
survey, before inflation.

\$2,018

a month. Colorado's median is \$1,761.



THE SEAM

Cross one tract line and median rent doubles.

A \$1,774 gap between neighbors, the sharpest rent edge between adjacent tracts in Boulder County.

TRACT 127.07

\$1,583

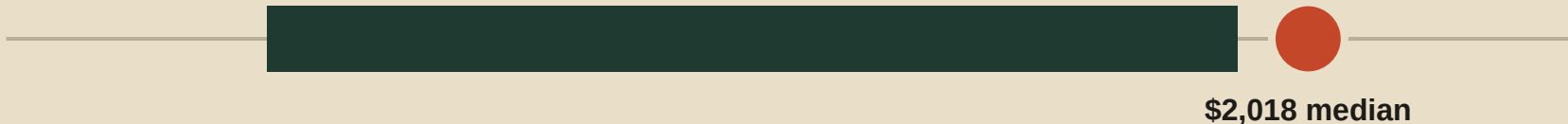
TRACT 128.01

\$3,357

ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,313–\$1,970



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

3,441

homes permitted in ten years,
2016–2025

86%

of those were in multifamily
buildings

82%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–1.9% to the 47,465 homes here.

232–923

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 93% more than Colorado's.

\$1,039,500

median home value in Boulder.

Boulder



\$1,039,500

Colorado



\$539,400

U.S.



\$332,700

THAT WAS BOULDER'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at [**almanacdata.ai/e/co/boulder/**](https://almanacdata.ai/e/co/boulder/)

The Almanac · your hyper-diligent research partner