

Denver's Commute Spread: 17 Minutes — ALEX Intelligence 2026

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Roxborough Park vs. West Pleasant View — ALEX Intelligence 2026

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THE DATA

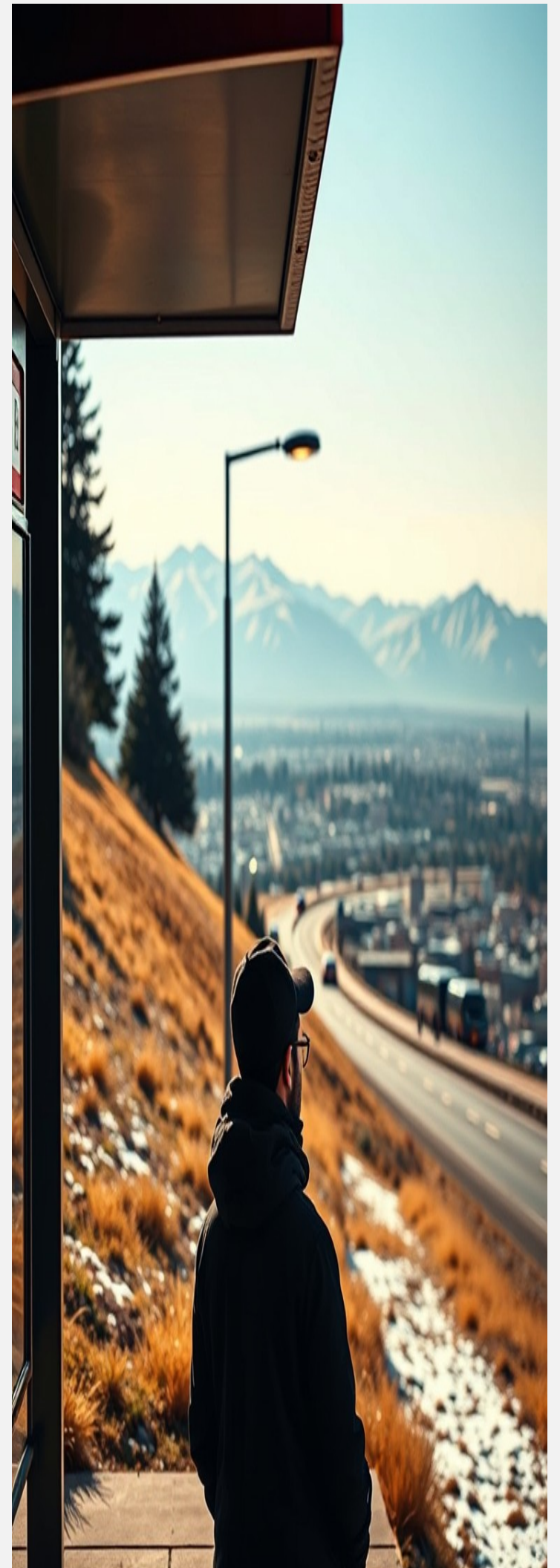
17

Spread in Mean Commute Across the Market, in Minutes (2024)

The gap between the longest and shortest average commute times in Denver's neighborhoods is 17 minutes.

This spread reflects a deep spatial divide in access to opportunity. The disparity is not about infrastructure alone, but about where high-income and low-income households are located relative to employment centers.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-13-denver-commute-spread>



01

Commute Inequality Is a Housing Equity Issue

This is not just a transportation problem — it's a housing policy failure. The lack of affordable transit-oriented development in high-commute zones perpetuates geographic isolation and deepens economic segregation.



02

Density Alone Won't Close the Gap

Denver's future resilience depends on breaking the link between housing location and commute time. The city must prioritize transit-first zoning, mixed-use development, and targeted workforce housing in high-commute zones — not just in the downtown core or new suburban hubs.

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