

1.58x Income Gap — ALEX Intelligence 2026

Denver's Income Gap Is 1.58x

Douglas County out-earns Denver County by 58% — a structural divide shaping real estate

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THE DATA

1.58x

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

This ratio reflects the economic distance between Douglas County and Denver County, the two most populous counties in the metro.

The 1.58x gap is not a statistical outlier — it is a structural feature of the Denver metro. This disparity is widening the chasm between areas where housing is affordable and those where it is not. The higher-income counties are attracting capital, infrastructure, and talent, while lower-income areas face constrained public investment and rising cost-of-living pressures.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation

<https://alex-companies.com/data/2026-09-17-denver-within-county-median-income>



01

Wealth Concentration Drives Market Fragmentation

This divide is not incidental. It reflects decades of policy choices, zoning patterns, and infrastructure investment that have concentrated wealth in the outer suburbs while central Denver faces rising rents and limited new construction. The result is a market where two distinct economies coexist under one metro label.



02

Affordability Is a County-Level Reality

This dynamic is shaping where people live, work, and commute. It also influences where developers build — with new projects increasingly concentrated in high-income counties, leaving Denver County to absorb the brunt of supply shortages and rental inflation.

Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

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