#1 Worst Rent Burden in Colorado — ALEX Intelligence 2026

Denver's Rent Burden Is #1 in Colorado

Castle Pines leads with 48.1% of renters spending over half their income on rent

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THE DATA

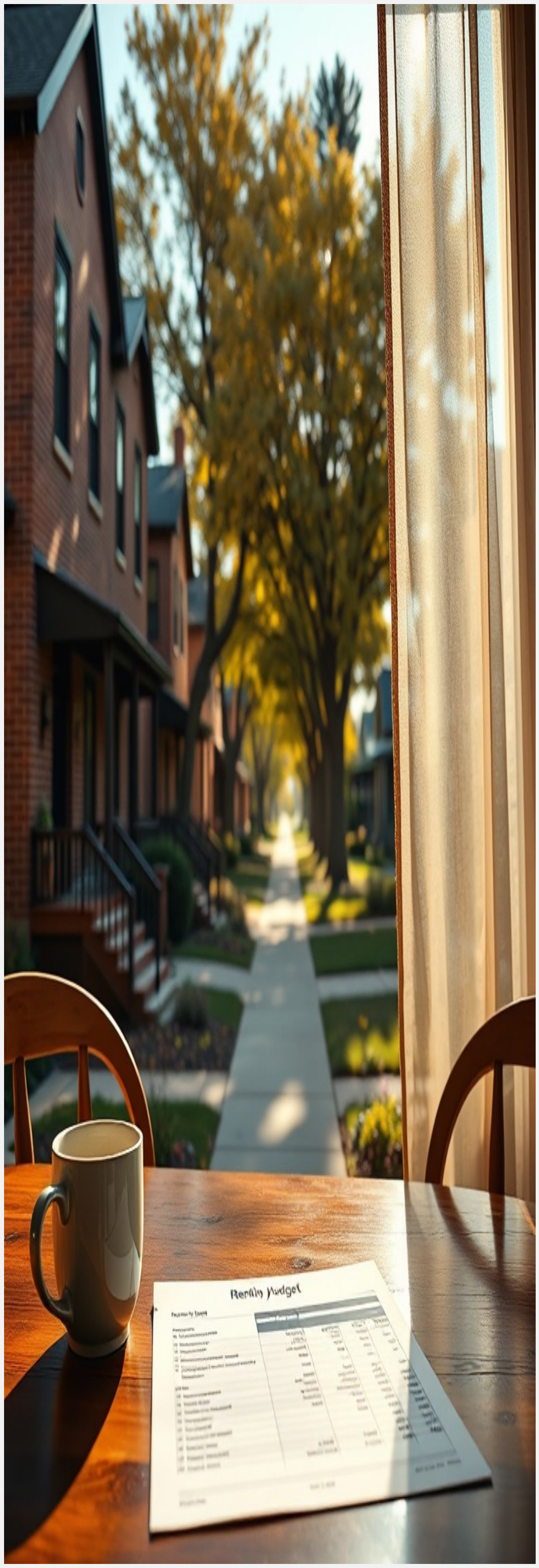
48.1%

Renters Over the 50% Rent Threshold (2024)

Castle Pines leads Colorado in severe rent burden, where nearly half of renters spend more than half their income on rent.

This is not a pricing anomaly — it's a structural affordability crisis. The 48.1% figure in Castle Pines, the highest in Colorado, reflects a market where housing costs have outpaced income growth, especially in single-family and suburban communities. Even in affluent areas like Castle Pines, rent is becoming a primary financial strain, undermining long-term housing stability.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-09-23-denver-severe-rent-burden-place-mkt



01

Affordability Is a Supply Problem, Not a Price Problem

The data reveals a paradox: the most severe rent burden is not in the densest urban core, but in high-income suburban enclaves like Castle Pines. This suggests that the root issue is not high demand per se, but a lack of supply at any price point. When new construction fails to meet household growth, even wealthier communities face rent pressure — not because prices are high, but because supply is not keeping pace with need.

02

The Crisis Is Hidden in Plain Sight

Castle Pines is often perceived as a high-income, low-density retreat — yet it now hosts the highest share of renters in severe financial distress in Colorado. This undermines the myth that affordability problems only affect urban centers. The real danger is that this burden is concentrated in communities where residents lack political leverage, making it harder to advocate for policy solutions. If left unchecked, this could trigger a silent migration of middle-income families out of the metro.

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