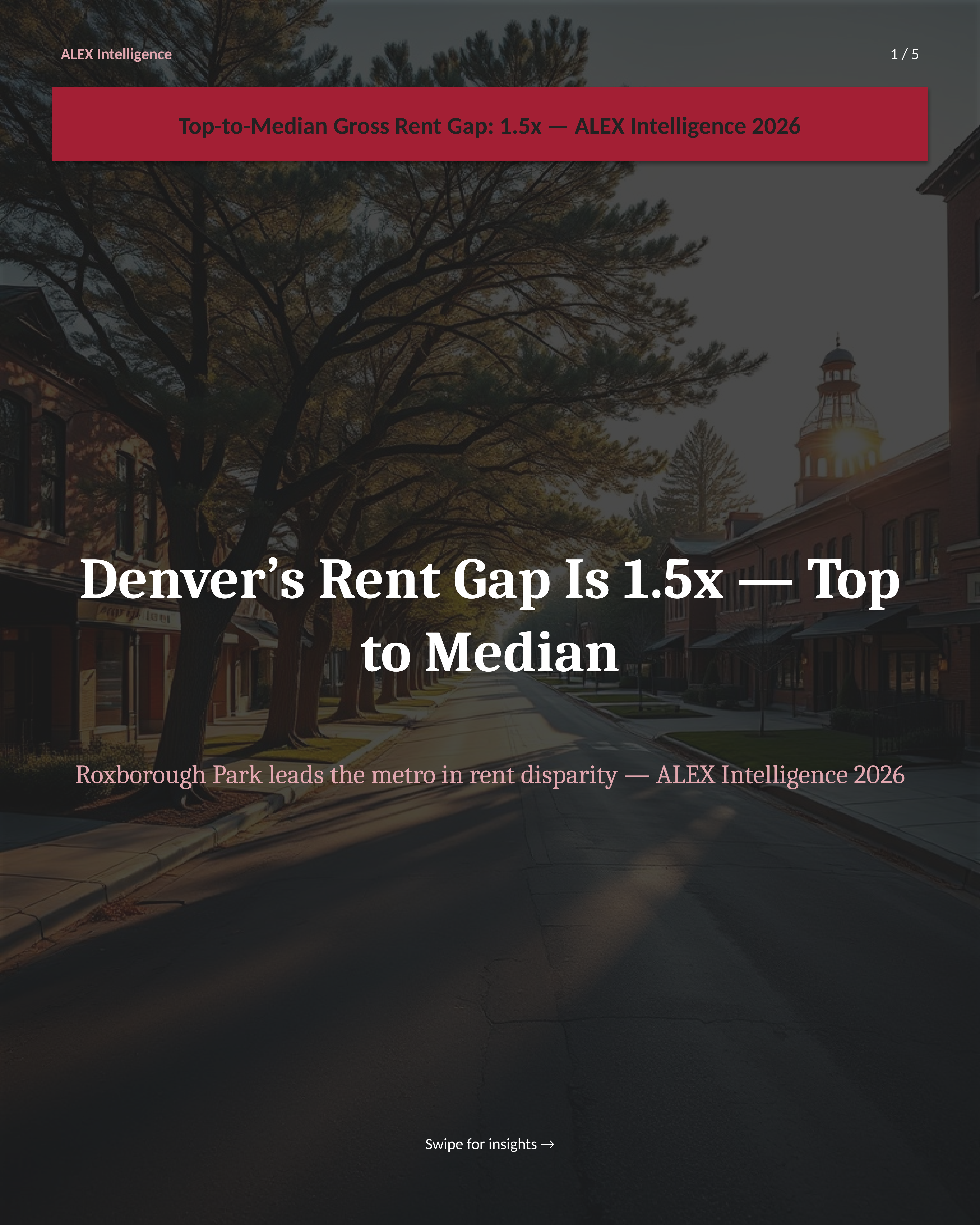

Top-to-Median Gross Rent Gap: 1.5x — ALEX Intelligence 2026

Denver’s Rent Gap Is 1.5x — Top to Median

Roxborough Park leads the metro in rent disparity — ALEX Intelligence 2026

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THE DATA

1.5x

Top-to-Median Gross Rent Gap (2024)

Roxborough Park’s median gross rent is $3,244, nearly 1.5 times the median of the Denver metro.

This 1.5x gap reflects a structural divide in affordability, where high-end housing at the top end of the market is increasingly disconnected from the economic reality of the middle class. The disparity is not driven by inflation alone but by concentrated supply in premium neighborhoods, with limited middle-income housing development.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-09-29-denver-spread-gross-rent-place

01

Affordability Is a Spatial, Not Just Economic, Issue

This isn't a supply shortage; it's a distributional one. The same land that produces $3,244 rents in Roxborough Park could support more affordable units—but only if zoning and development incentives shift.

02

Wealth Concentration Is Driving Market Rigidity

The result is a market where economic mobility is spatially constrained. A household earning $150K may be priced out of the best schools, parks, and transit corridors—not because of income, but because the most desirable locations are locked into a rent tier far beyond their reach.

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

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