

#1 of 10 Denver-area cities, #1 of 10 Colorado cities — ALEX Intelligence 2026

#1 in Denver, #1 in Colorado

Lakewood leads the metro in lowest median income — ALEX Intelligence 2026

THE DATA

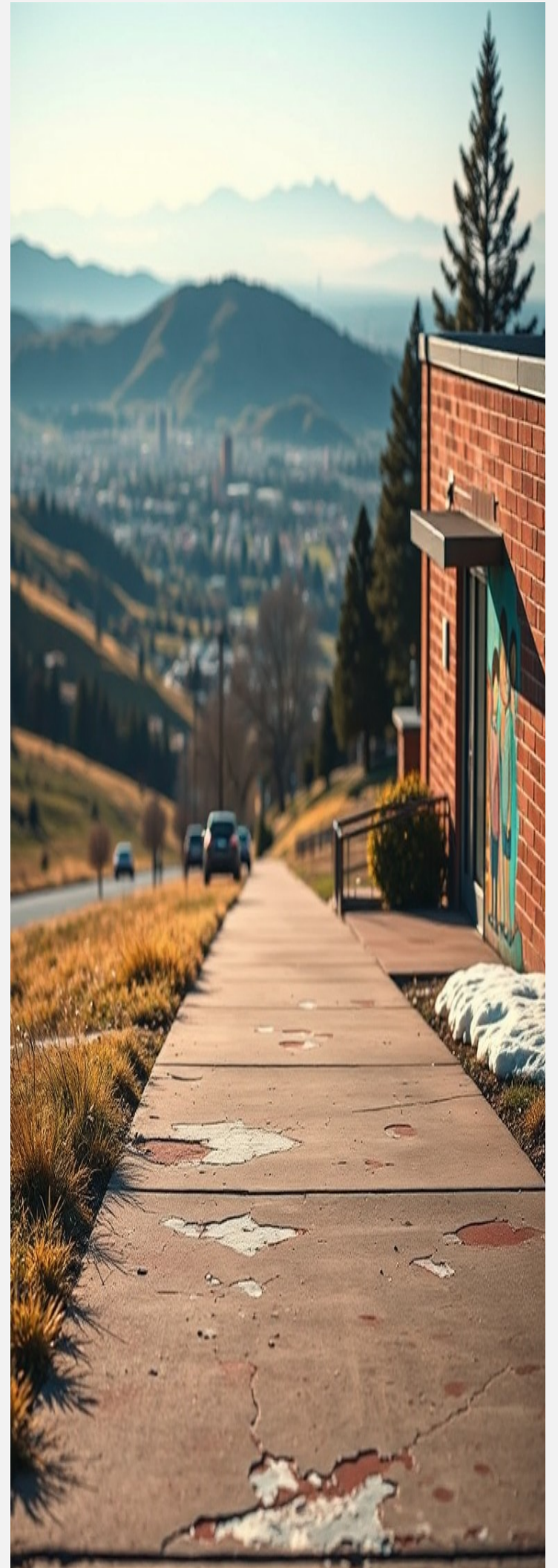
\$89,792

Median Household Income (2024)

Lakewood's median income is the lowest among all cities in the Denver metro area.

This figure, derived from the U.S. Census Bureau's 2024 American Community Survey 5-Year Estimates, underscores a stark economic divergence within the region. While Denver's overall economy grows, Lakewood remains a critical anchor for lower-income residents, highlighting a persistent gap between prosperity and access.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-07-denver-median-income-place-mkt-asc>



01

The cost of inclusion

Lakewood's low median income is not a sign of decline, but of strategic affordability. As high-end development expands in neighboring cities like Applewood and Lone Tree, Lakewood serves as a vital economic buffer. Its position as the lowest-income city in the metro and state signals that inclusion is not automatic — it requires intentional policy and investment to prevent displacement in the face of rising regional value.



02

Equity as a market driver

The fact that Lakewood ranks #1 in both metro and state for lowest income is not an outlier — it's a structural indicator. In a market where new construction is rising in high- and mid-tier segments, equitable development is not a side project. It's a core condition for long-term market stability. Without targeted reinvestment in neighborhoods like Lakewood, Denver risks creating a two-tiered city where growth benefits only a few.

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