

#10 of 10 Denver ZIP codes, #10 of 10 Colorado ZIP codes — ALEX Intelligence 2026

#10 in Denver, #10 in Colorado

Home value divergence in ZIP 80125 vs. 80129 — ALEX Intelligence 2026

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THE DATA

22.2%

Spread Between the Fastest and Slowest Appreciation (2024)

The gap between ZIP 80125 and ZIP 80129 reflects the most extreme divergence in home value growth across Denver's ZIP codes.

This 22.2% spread is not a statistical anomaly — it is a structural signal of deepening economic fragmentation. This disparity is not random; it is rooted in infrastructure, zoning, and demographic shift patterns across the metro.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2019 and 2024 · ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-11-denver-divergence-home-value-zcta>



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01

The market is not growing — it is splitting

Denver's housing market is no longer a single continuum. The 22.2% divergence between ZIP 80125 and ZIP 80129 reveals a new reality: two distinct markets operating under the same metro label. One ZIP sees rapid appreciation driven by new construction, tech relocation, and capital influx. The other, at the bottom of the list, is stagnating — not due to lack of demand, but due to supply constraints, aging infrastructure, and policy inertia. This split is not temporary; it is a signal of long-term realignment.

02

Affordability is now a ZIP code lottery

Households in ZIP 80125 are seeing their home equity grow at a fraction of the pace of ZIP 80129. This creates a feedback loop: those in high-growth ZIPs can access capital for new homes or renovations, while those in low-growth areas are trapped. The result is a self-reinforcing cycle of inequality, where the market's growth is not inclusive, but polarizing.



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

Diane Hart Alexander, MBA, MHA

Chair & CEO, ALEX Companies

Designated Broker, Alexander Tiffany Southwest, LLC dba ALEX.realestate, et.al.

Texas License #574877-B · Broker License #565194-BB

diane@alex.realestate · +1 713.591.9902



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