

Roxborough Park — #1 of 10: Median Gross Rent

Roxborough Park Leads Denver in Rent

Source: ALEX Intelligence · Published October 12, 2026

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THE DATA

\$3,244

Median Gross Rent (2024)

Roxborough Park holds the highest median gross rent in the Denver metro area.

This figure represents a structural shift in Denver's housing landscape: the most exclusive neighborhoods are not just expensive—they are increasingly defined by rent as a primary gatekeeper. The gap between top-tier communities and the broader metro is widening, signaling a bifurcation in access to high-quality urban living. This is not a temporary spike but a sustained trend reflected in long-term affordability metrics.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-12-denver-gross-rent-place-mkt>



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01

Rent as a Status Indicator

As median household income in the city remains under pressure, especially in central and northern zones, the rent gap between top-tier and median neighborhoods is becoming a de facto wealth filter. This is not a failure of policy—it is a function of supply constraints and demographic preference for low-density, high-security communities.

02

Affordability's Silent Collapse

This creates a feedback loop: as rents rise in elite zones, they drive out professionals and service workers who maintain the local economy. Over time, this could erode the cultural and economic vitality of these neighborhoods, turning them into enclaves of isolation rather than community.



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