

#1 in Denver, #1 in Colorado — ALEX Intelligence 2026

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Roxborough Park leads all cities in median gross rent — ALEX Intelligence 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 and the entire state.

This figure reflects a deep structural divergence in housing value, where a small cluster of affluent, low-density suburbs commands rents far above the regional average. The data underscores that Denver's premium housing is not spread across the metro but concentrated in a few enclaves with exceptional access to private amenities, top-rated schools, and preserved natural landscapes. These areas are not just expensive—they are functionally isolated from broader market dynamics.

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>

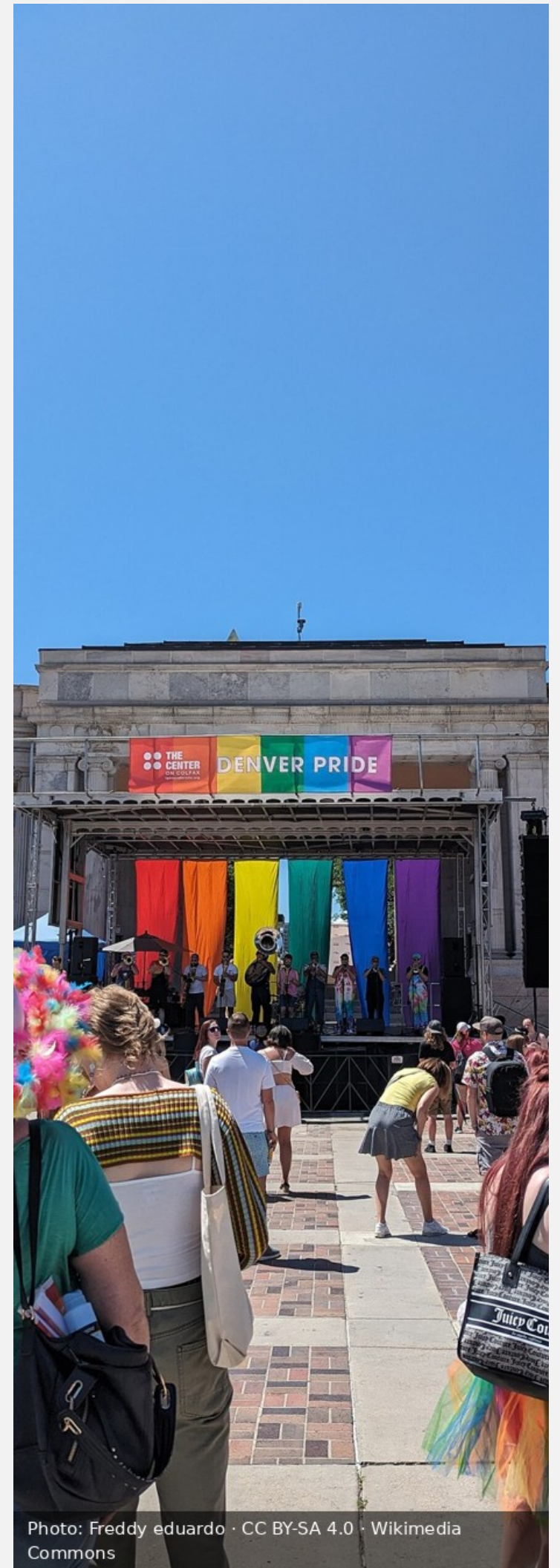
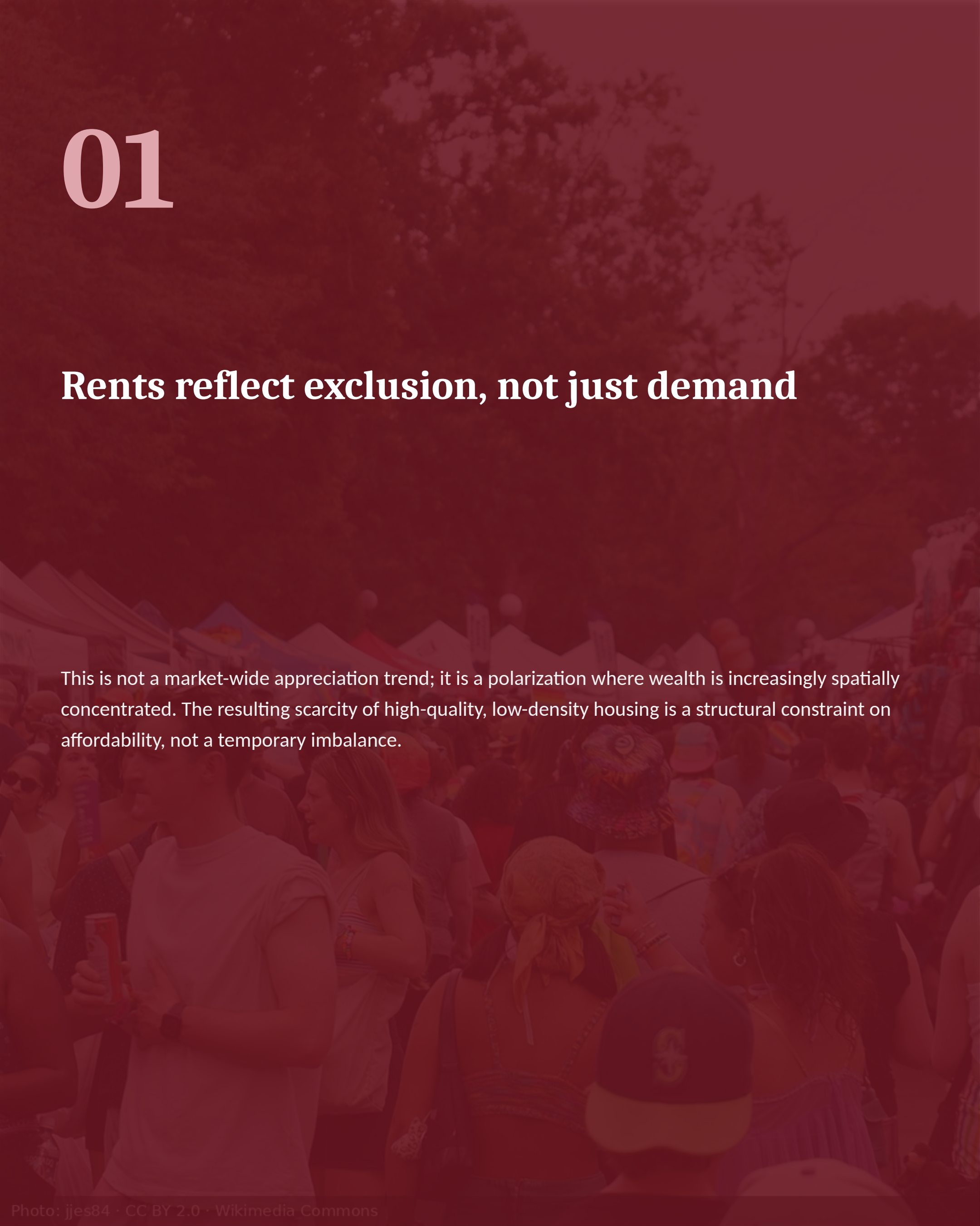


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01

Rents reflect exclusion, not just demand

This is not a market-wide appreciation trend; it is a polarization where wealth is increasingly spatially concentrated. The resulting scarcity of high-quality, low-density housing is a structural constraint on affordability, not a temporary imbalance.



02

Density isn't the issue— access is

What the ranking reveals is not a shortage of space, but a shortage of access to the right kind of space. The top five cities in rent are all low-density, single-family zones with minimal public transit integration and high private land use. This suggests that the real scarcity is not in units, but in the combination of land quality, environmental stability, and long-term zoning protection. The market is not punishing density—it is rewarding exclusivity.



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