

Castle Pines — #1 of 10: Top-to-Median Home Value Gap

Denver's top cities are 1.4x above the median

Source: ALEX Intelligence, October 21, 2026

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THE DATA

1.4x

Top-to-Median Home Value Gap (2024)

Castle Pines leads Denver in this metric, with its priciest homes 1.4 times the median value across the metro.

This 1.4x spread reveals a market where the most affluent neighborhoods are increasingly detached from the broader housing reality. The gap is not just a price difference — it reflects a structural bifurcation in access, investment, and long-term equity. As the median home value in Denver rises, the top tier is pulling ahead at a disproportionate rate, signaling a deepening divide in affordability and opportunity.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-21-denver-spread-home-value-place>

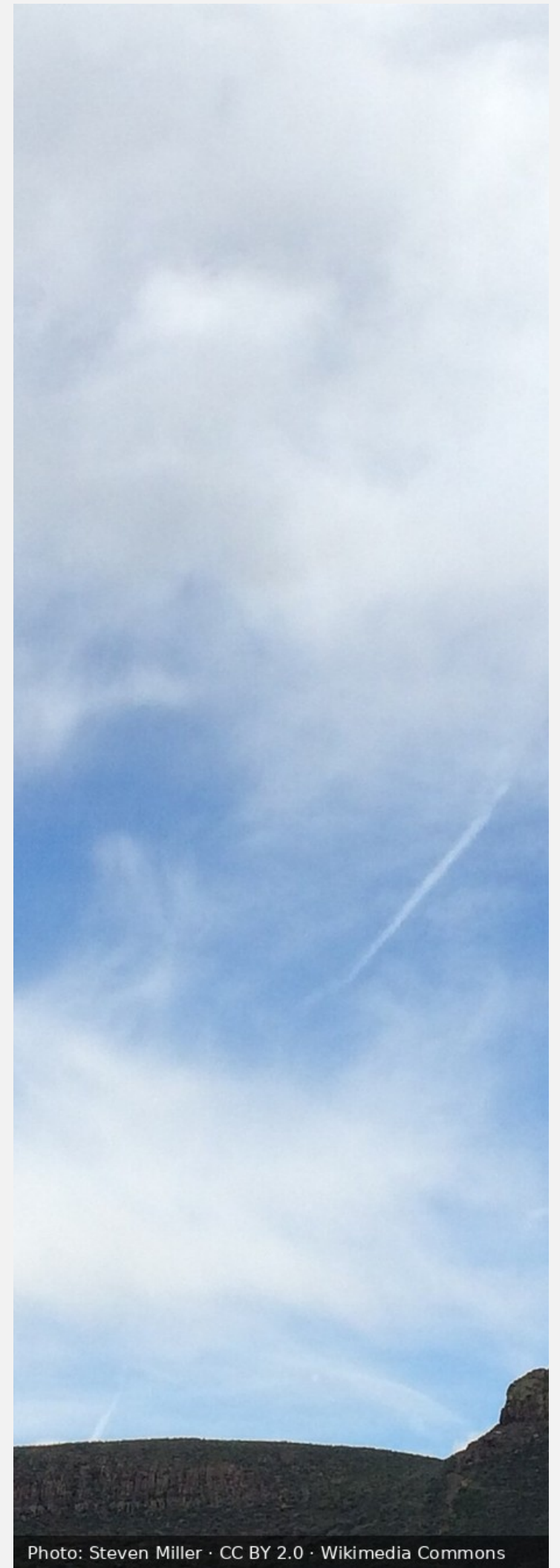
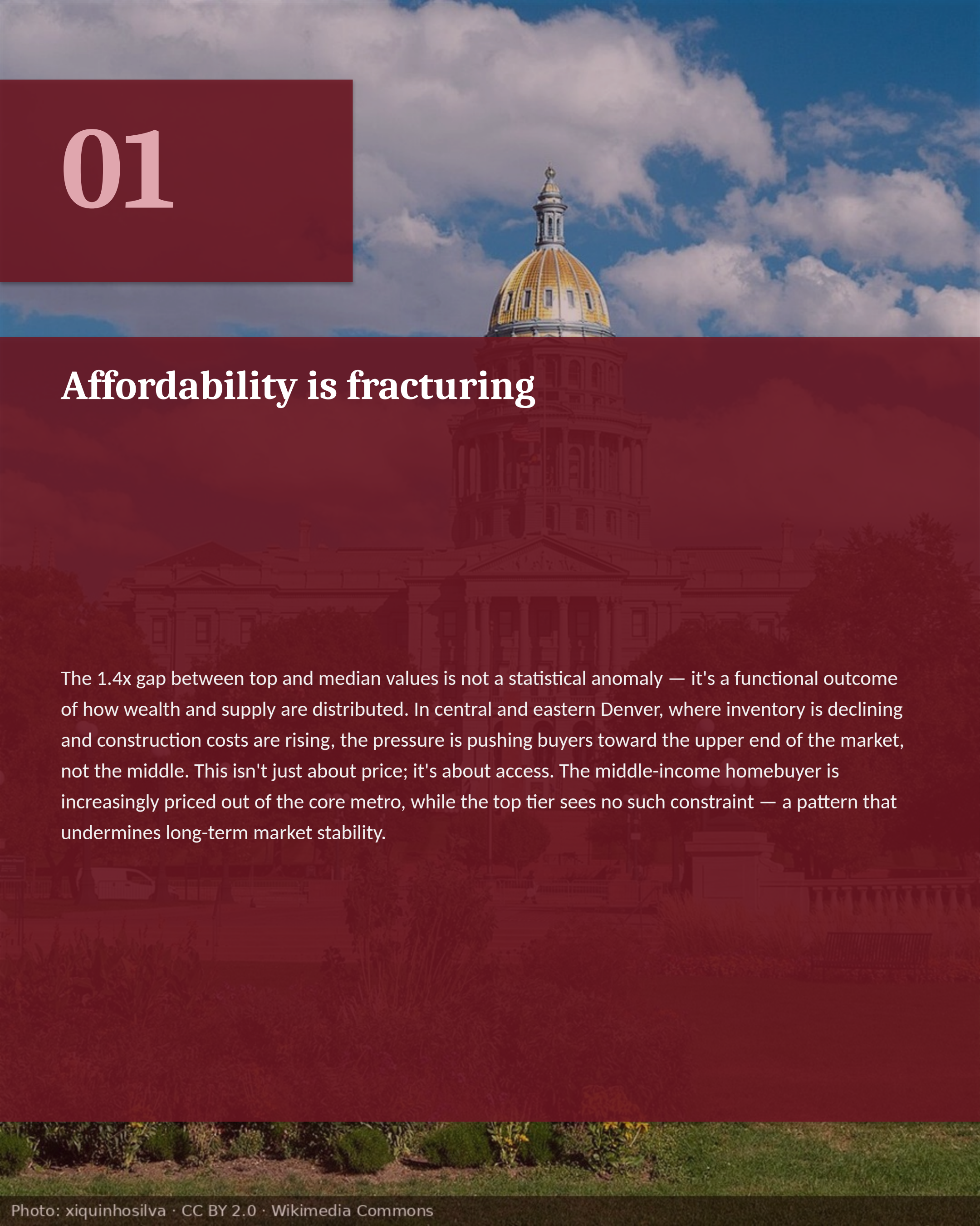


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The background of the entire page is a photograph of the Colorado State Capitol building. The building features a prominent golden dome and classical architectural elements like columns and pediments. It is set against a bright blue sky with scattered white clouds. A semi-transparent red overlay covers the majority of the image, serving as a backdrop for the text.

01

Affordability is fracturing

The 1.4x gap between top and median values is not a statistical anomaly — it's a functional outcome of how wealth and supply are distributed. In central and eastern Denver, where inventory is declining and construction costs are rising, the pressure is pushing buyers toward the upper end of the market, not the middle. This isn't just about price; it's about access. The middle-income homebuyer is increasingly priced out of the core metro, while the top tier sees no such constraint — a pattern that undermines long-term market stability.

02

Wealth concentration fuels market divergence

When the top tier of a market grows 1.4x faster than the median, it's not a coincidence — it's a signal of capital flight and demographic stratification. This trend is reinforced by low inventory and high demand from remote workers and high-income relocators, who are not drawn to affordability but to exclusivity. The result is a market where the majority of homes remain within reach of a shrinking segment, while the most valuable assets appreciate at a pace that outstrips both inflation and wage growth.



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