

18 of 19 — #1 of 10: Share of Cities With Median Home Value Above \$500,000

94.7% of Denver's cities cross \$500K threshold

Source: ALEX Intelligence · Published October 25, 2026

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THE DATA

94.7%

Share of Cities With Median Home Value Above \$500,000 (2024)

In a stark reflection of market consolidation, nearly every city in the Denver metro now sits above the \$500,000 median home value threshold.

This figure—derived from the 2024 American Community Survey 5-Year Estimates—reveals that 18 of 19 cities in the Denver metro area now exceed \$500,000 in median home value. The implications are not just about price, but about access: the market is no longer diversified by affordability, but stratified by exclusivity. The one outlier, while not named in the ranking, underscores how deeply entrenched this threshold has become.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation

<https://alex-companies.com/data/2026-10-25-denver-threshold-home-value-500000-place>



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01

Affordability is no longer a local issue

The fact that 18 out of 19 cities now exceed \$500,000 median value signals a systemic shift: affordability has ceased to be a variable within Denver and become a structural condition. This is not a temporary spike but a new baseline. As a result, housing policy must evolve from reactive subsidy to proactive inclusion—targeting not just income, but neighborhood access and equity in development. The city's economic resilience now hinges on whether this exclusivity can be managed without fracturing its social fabric.

02

The \$500K threshold is the new entry point

With 94.7% of cities at or above \$500,000, the \$500K median has effectively become the new minimum for market participation. This isn't just a price point—it's a gatekeeper. For developers, this means high-end, low-density projects dominate. For policymakers, it means that any new housing initiative must be evaluated not by cost per unit, but by whether it can insert a foothold into a market that has already priced out most entry-level buyers. The real estate ecosystem is no longer building for first-time buyers; it's building for those who already crossed the line.



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