

## Castle Pines — #1 of 10: Renters Over the 30% Rent Threshold

# Castle Pines leads Colorado in rent burden

72.2% of renters exceed 30% threshold

Swipe for insights →

## THE DATA

# 72.2%

### Renters Over the 30% Rent Threshold (2024)

Castle Pines leads all Colorado cities in the share of renters spending more than 30% of income on rent.

This figure—72.2%—reflects a deepening affordability crisis, even in affluent suburbs where home prices remain high. The concentration of high-income households does not translate to lower rent burden, suggesting that rental supply is failing to keep pace with demand, especially in single-family and mid-tier housing. The data reveals a structural imbalance not captured by median price metrics alone.

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

<https://alex-companies.com/data/2026-10-31-denver-rent-burden-place-mkt>



Photo: Another Believer · CC BY-SA 4.0 · Wikimedia Commons

# 01

## Affordability is not just a city issue

The data implies that even with strong local wages and low unemployment, rent remains unaffordable for a majority of renters because new housing is not being built at a rate that matches population growth. The result is a market where high income does not shield residents from cost pressure, and where policy decisions are failing to address the root cause: underbuilding.

# 02

## The illusion of wealth in high-cost suburbs

This dynamic is replicating in other Denver metro suburbs that prioritize single-family zoning. As more residents move to these areas for quality of life, the lack of housing diversity creates a feedback loop: higher rents attract fewer renters, but those who stay face escalating costs. The market is not failing—it's working exactly as designed, by design.



Photo: DutchTreat · CC BY-SA 4.0 · Wikimedia Commons

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



**ALEX Intelligence**  
*deep intelligence*

**ALEX Real Estate**  
*genius real estate*

**ALEX Advisory**  
*uncontested strategy*

**ALEX Cares**  
*purposeful philanthropy*

