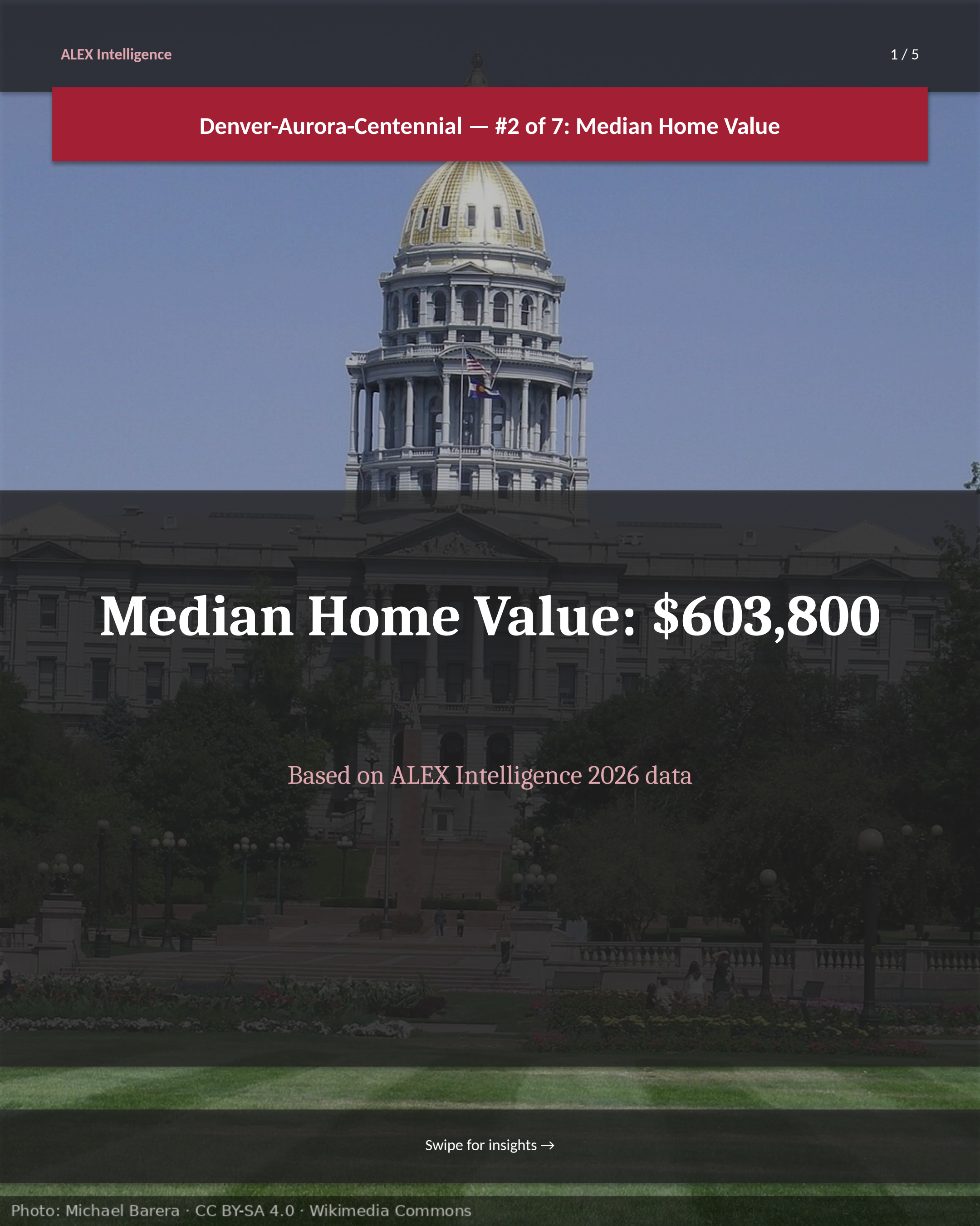
Denver-Aurora-Centennial — #2 of 7: Median Home Value



Median Home Value: $603,800

Based on ALEX Intelligence 2026 data

Swipe for insights →

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THE DATA

$603,800

Median Home Value (2024)

Denver-Aurora-Centennial ranks #2 of 7 Colorado metros on median home value.

This places Denver just behind Boulder, which leads the state with a median home value of $756,300. The gap between the two reflects a growing divergence in housing market dynamics across Colorado's urban centers. While both markets are high-value, Denver's broader economic base and higher population density sustain strong demand despite rising costs.



Photo: cogdogblog · CC BY 2.0 · Wikimedia Commons

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-18-denver-standing-home-value-msa

01

Value premium is pricing out middle-income buyers

Denver’s #2 ranking in median home value is not a sign of universal prosperity. It reflects a market where high-value properties dominate the median, pulling the average up even as affordability pressures intensify.

The Kansas City Fed notes that Denver’s affordability index remains in the 20th percentile nationally, confirming that housing costs are outpacing income growth. This dynamic risks limiting long-term household formation and dampening population growth in the middle-income segment.

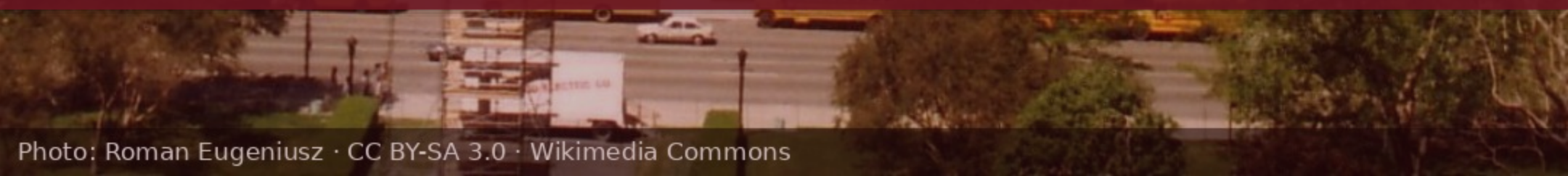


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02

High value ≠ high equity for most homeowners

A median home value of $603,800 does not equate to widespread wealth creation. In Denver, the median homeowner is more likely to be in a high-cost, high-debt position than a high-asset one. With rising mortgage rates and stagnant wage growth, the gap between home value and household net worth is widening.

This creates a paradox: the city's top ranking in home value is driven by a small cohort of high-net-worth buyers and investors, while the broader population faces increasing financial pressure. The result is a market that looks strong on paper but is increasingly inaccessible to the average resident.

Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

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