#1 of 3: Ratio of Highest to Lowest County Median Rent in the Market

Douglas County leads Denver in rent by 1.20x

ALEX Intelligence, November 22, 2026

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THE DATA

1.20x

Ratio of Highest to Lowest County Median Rent in the Market (2024)

This 1.20x gap reflects a deepening spatial divide in affordability. While Denver County's median rent stands at $1,831, Douglas County's reaches $2,193—driven by suburban luxury, limited supply, and high-income in-migration. The data reveals that even within the same metro area, access to housing is not equally distributed.



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Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-22-denver-within-county-gross-rent

01

Affordability is not a city-wide issue

The rent gap between Denver County and Douglas County shows that housing pressure is not uniform. Douglas County, with its high-end developments and strong school districts, attracts wealthier households seeking privacy and space. Meanwhile, Denver County, despite being the urban core, faces higher demand relative to supply, driving up rents even as the city's median remains lower. This suggests that affordability strategies must be county-specific, not metro-wide.

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02

The market is bifurcating by county

The 1.20x rent differential signals a structural split in the Denver housing market. High-income residents are consolidating in the western and southern edges—Douglas and Jefferson counties—while lower- and middle-income households are increasingly concentrated in Denver County. This shift may influence future public investment, zoning policy, and transportation planning, especially as workforce housing shortages emerge in the core.

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