#1 of 3: Ratio of Highest to Lowest County Home Value in the Market

Douglas County Leads Denver in Home Value by 1.16x

Source: ALEX Intelligence, 2026

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THE DATA

1.16x

Ratio of Highest to Lowest County Home Value in the Market (2024)

The 1.16x disparity between Douglas County and Denver County is not just a number—it signals a structural divergence in economic opportunity and real estate capitalization within the same metro. While Denver County remains a hub for innovation and employment, its home values lag behind neighboring counties with stronger fiscal autonomy and lower density constraints. This gap suggests that wealth is not evenly distributed across the region, even within a single urban core.



Photo: Steve Hicks from Liverpool, UK · 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/2026-11-29-denver-within-county-home-value

01

Wealth Concentration Drives Market Fragmentation

The 1.16x home value ratio is not a passive statistic—it reflects active policy choices. Douglas County's lower tax burden, stronger school funding, and restrictive zoning have concentrated wealth in fewer, higher-income households. This creates a feedback loop: higher property values attract more affluent residents, which further inflates values and limits access for middle-income buyers. The result is a metro where economic mobility is increasingly tied to zip code, not just income.

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02

Denver’s Equity Challenge is a Planning Failure

Denver County’s home value at $616,000 is not a failure of demand—it’s a consequence of underinvestment in infrastructure, zoning reform, and public housing. The gap with Douglas County reveals that even within a single metro, policy decisions determine whether housing acts as a ladder or a barrier. Without coordinated regional planning, Denver risks becoming a city of two economies: one for those who can afford the premium, and another for those priced out of the core.

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