



Denver, Colorado.

Current market data.

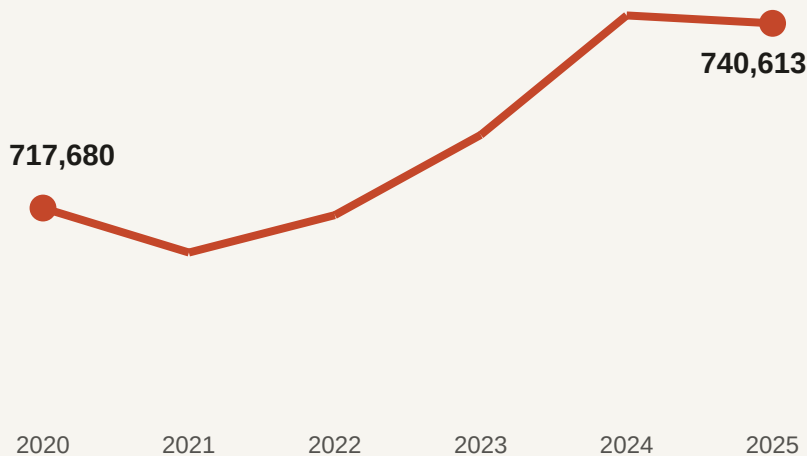
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.2% since 2020.

740,613

people, the largest of Colorado's cities and towns.

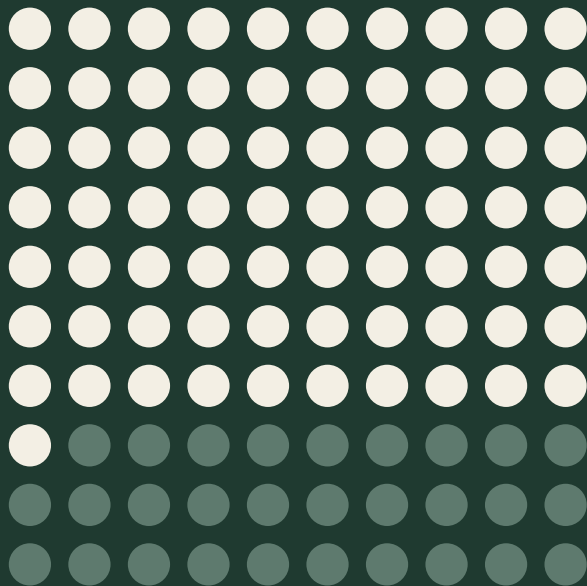


THE WORKDAY

7 in 10 jobs here go to
people who live somewhere
else.

70.6%

of 557,853 jobs located in Denver are filled by in-commuters.



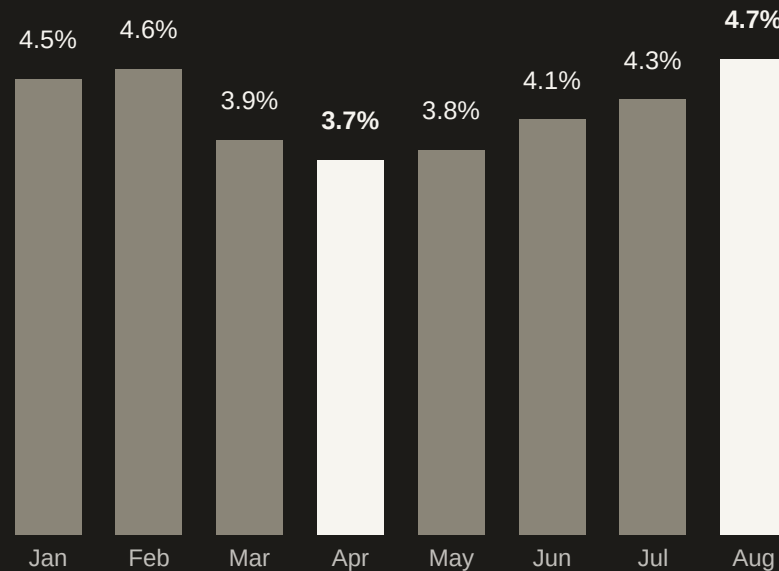
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.7%.

4.7%

in August 2026, the latest month released. A year earlier it was 4.0%.

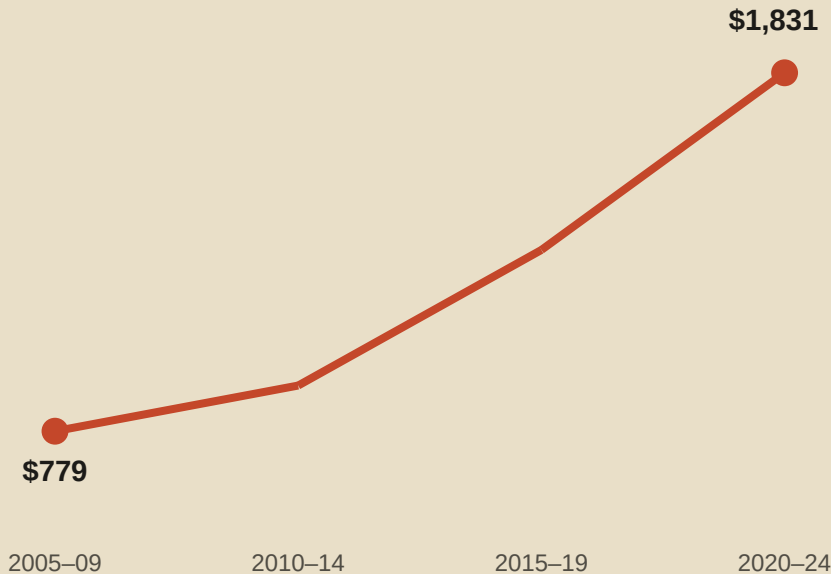


RENT

Median rent is up 135%
since the 2005–2009
survey, before inflation.

\$1,831

a month. Colorado's median is \$1,761.



THE SEAM

Cross one tract line and median rent doubles.

A \$2,497 gap between neighbors, the sharpest rent edge between adjacent tracts in Denver County.

TRACT 8

\$742

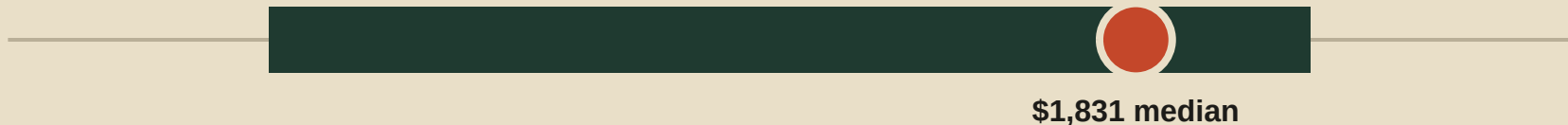
TRACT 9802

\$3,239

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,293–\$1,939



is the monthly rent range local workforce wages support.

BUILDING

69% of the housing here was built before 2000.

71,352

homes permitted in ten years,
2016–2025

77%

of those were in multifamily
buildings

69%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.6% to the 359,581 homes here.

1,575–5,579

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 14%
more than Colorado's.

\$616,000

median home value in Denver.

Denver



\$616,000

Colorado



\$539,400

U.S.



\$332,700

THAT WAS DENVER'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at almanacdata.ai/e/co/denver/

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