



ZIP 80123, Denver, Colorado.

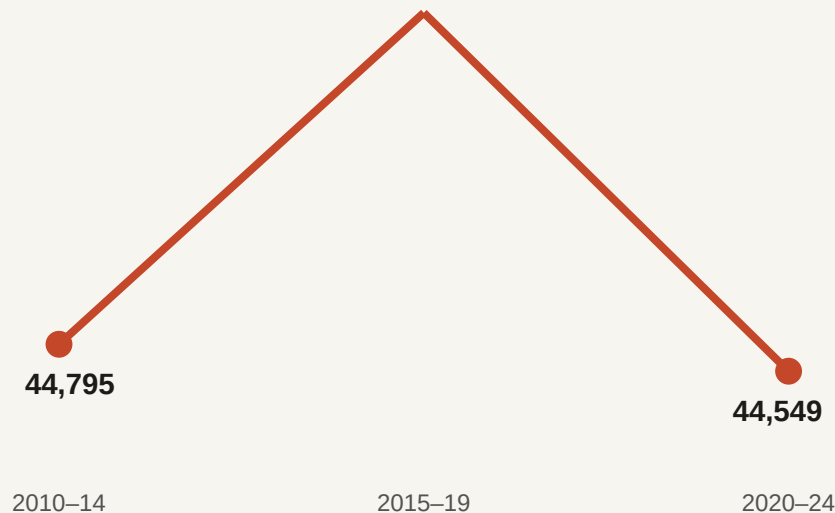
Current market data.

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

POPULATION

44,549 people call ZIP
80123 home.

44,549
people.

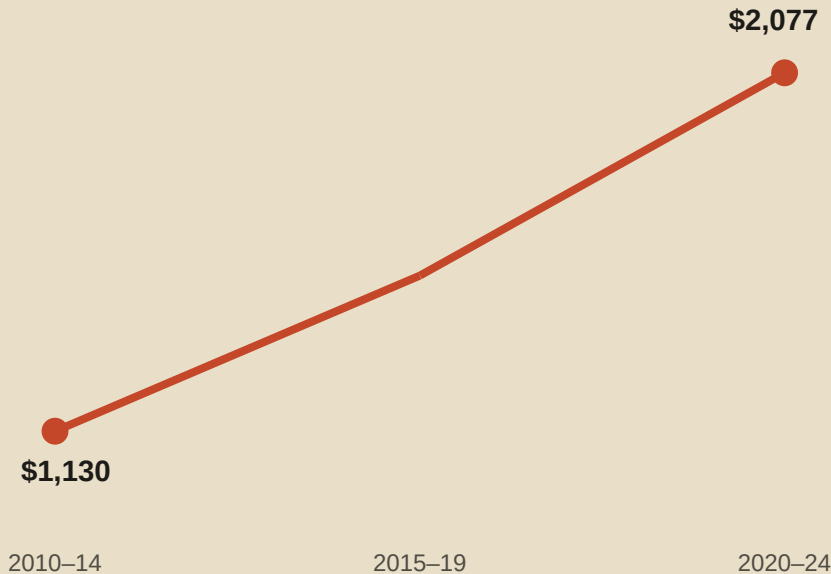


RENT

Median rent is up 84%
since the 2010–2014
survey, before inflation.

\$2,077

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

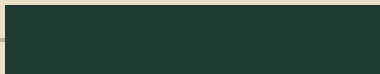




ROOM TO BUILD

The median rent is above what local wages can carry.

\$842–\$1,263



\$2,077 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

79%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.3–0.7% to the 19,953 homes here.

50–142

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



HOME VALUE

A median home costs 15%
more than Colorado's.

\$620,100

median home value in ZIP 80123.

ZIP 80123



\$620,100

Colorado



\$539,400

U.S.



\$332,700

THAT WAS ZIP 80123'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/zip/80123/

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