



ZIP 80203, Denver, Colorado.

Current market data.

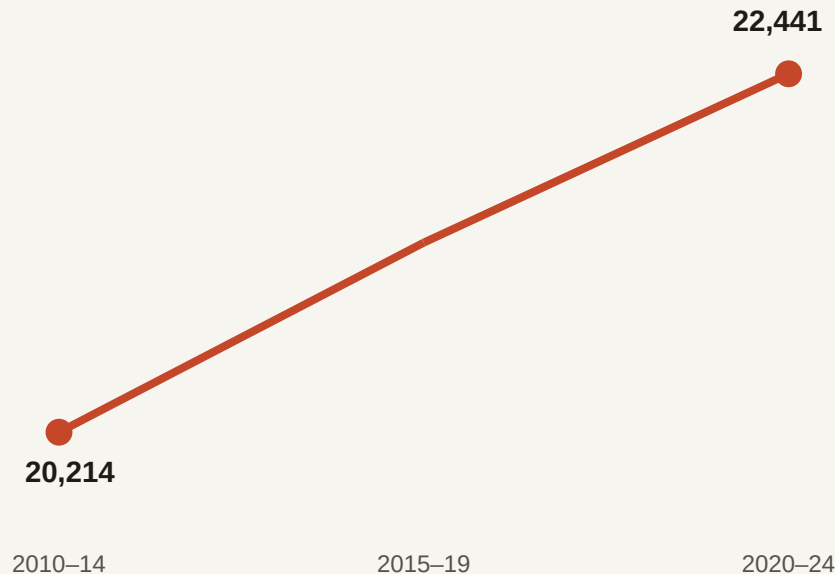
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**22,441 people call ZIP
80203 home.**

22,441

people.

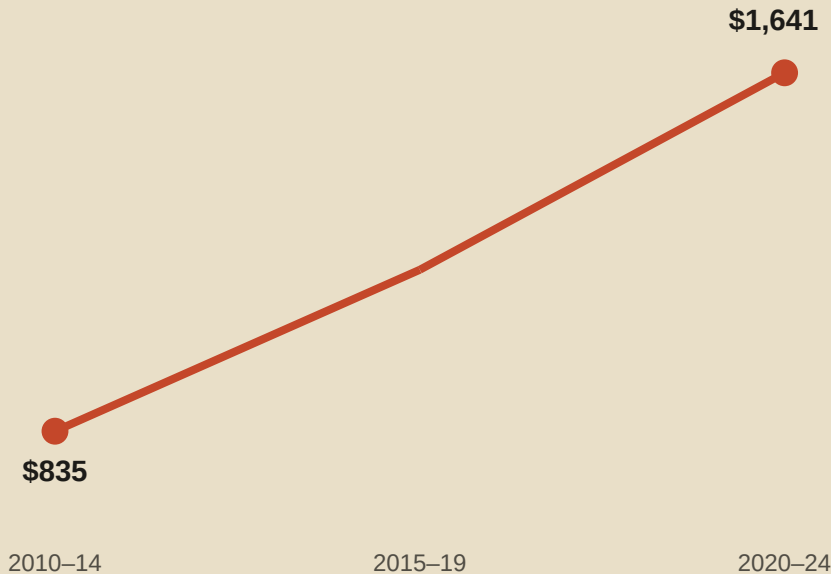


RENT

Median rent is up 97%
since the 2010–2014
survey, before inflation.

\$1,641

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





ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,337–\$2,005



\$1,641 median

is the monthly rent range local workforce wages support.



BUILDING

73% of the housing here was built before 2000.

73%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.6% to the 17,163 homes here.

73–279

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



HOME VALUE

A median home costs **13%**
less than Colorado's.

\$470,800

median home value in ZIP 80203.

ZIP 80203



\$470,800

Colorado



\$539,400

U.S.



\$332,700



THAT WAS ZIP 80203'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/80203/

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