



ZIP 80204, Denver, Colorado.

Current market data.

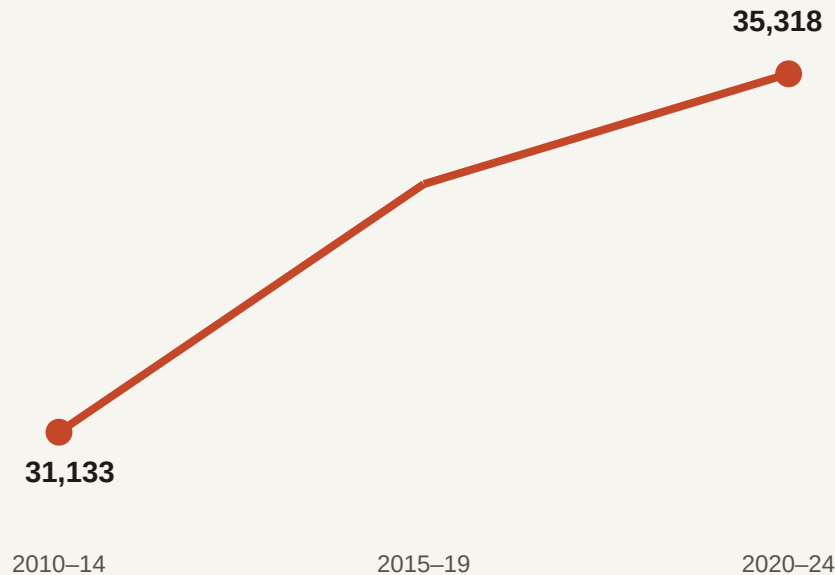
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

35,318 people call ZIP
80204 home.

35,318

people.

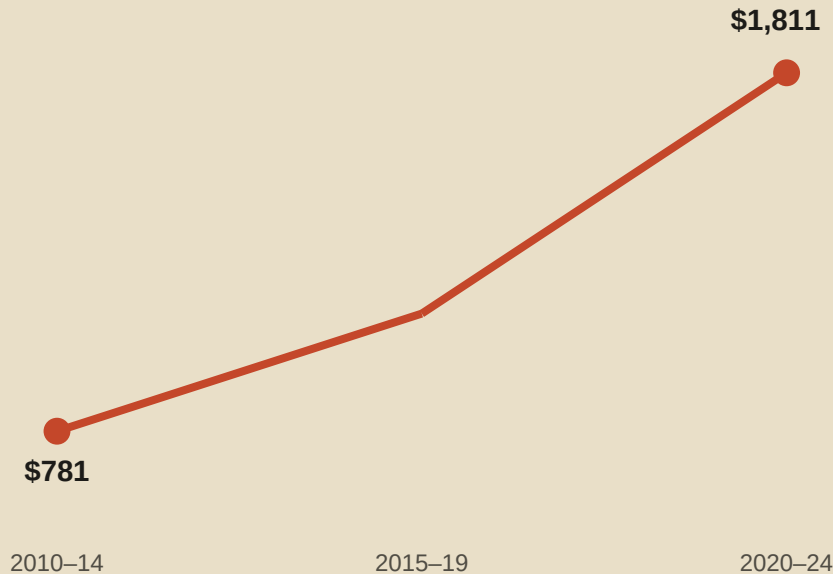


RENT

Median rent is up 132%
since the 2010–2014
survey, before inflation.

\$1,811

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

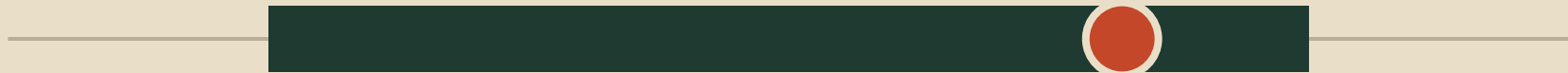




ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,284–\$1,926



\$1,811 median

is the monthly rent range local workforce wages support.



BUILDING

54% of the housing here was built before 2000.

54%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–2.0% to the 19,011 homes here.

92–383

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.

\$620,500

median home value in ZIP 80204.

ZIP 80204



\$620,500

Colorado



\$539,400

U.S.



\$332,700

THAT WAS ZIP 80204'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/80204/**](https://almanacdata.ai/e/zip/80204/)

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