ZIP 80206, Denver, Colorado.

Current market data.

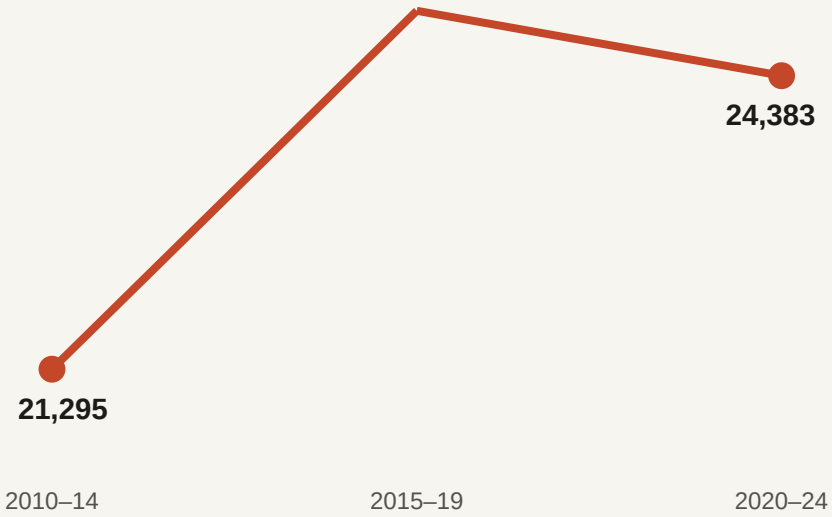
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

24,383 people call ZIP 80206 home.

24,383

people.



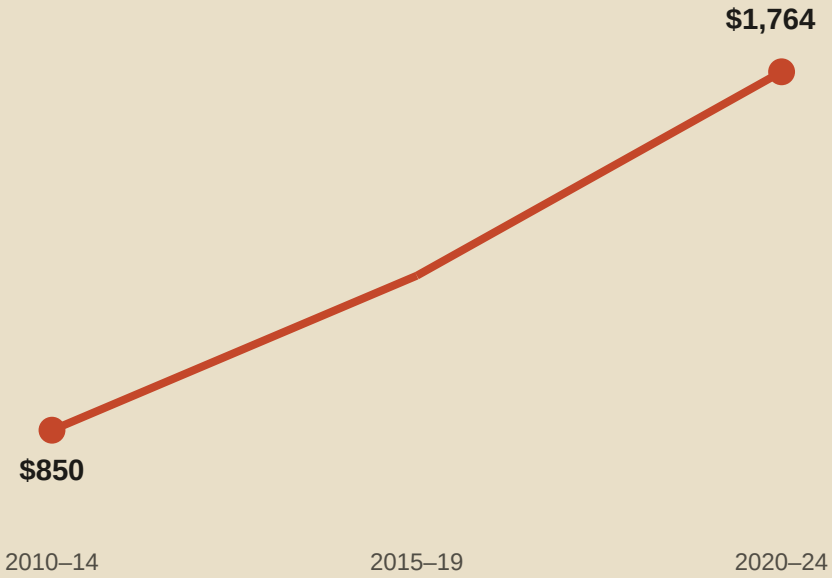
Source: Census ACS 5-year, 2020-2024

RENT

Median rent is up 108% since the 2010–2014 survey, before inflation.

$1,764

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



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent sits inside what local wages can carry.

is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

Most of the housing here is older than 2000.

75%

of all homes were built before 2000

Source: Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.4–1.7% to the 15,314 homes here.

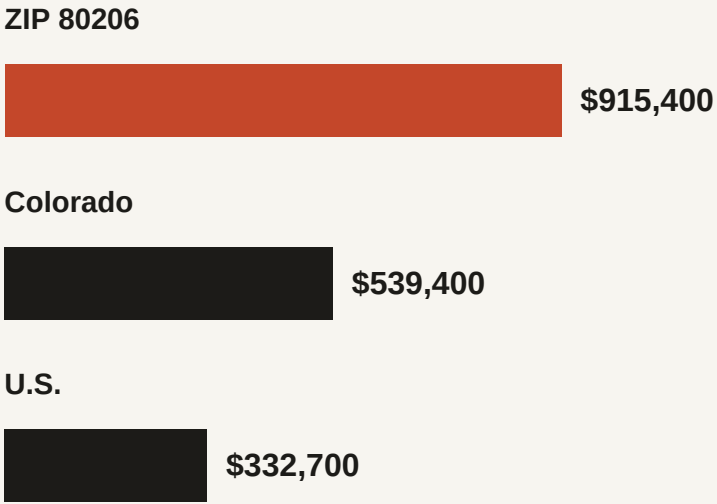
54–260

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

Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 70% more than Colorado's.



$915,400

median home value in ZIP 80206.

Source: Census ACS 5-year, 2020-2024

THAT WAS ZIP 80206'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/80206/**