



ZIP 80246, Denver, Colorado.

Current market data.

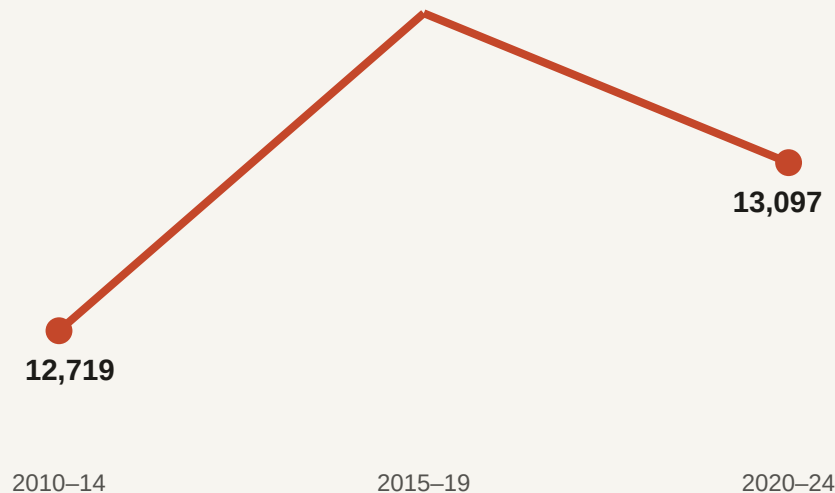
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

13,097 people call ZIP
80246 home.

13,097

people.

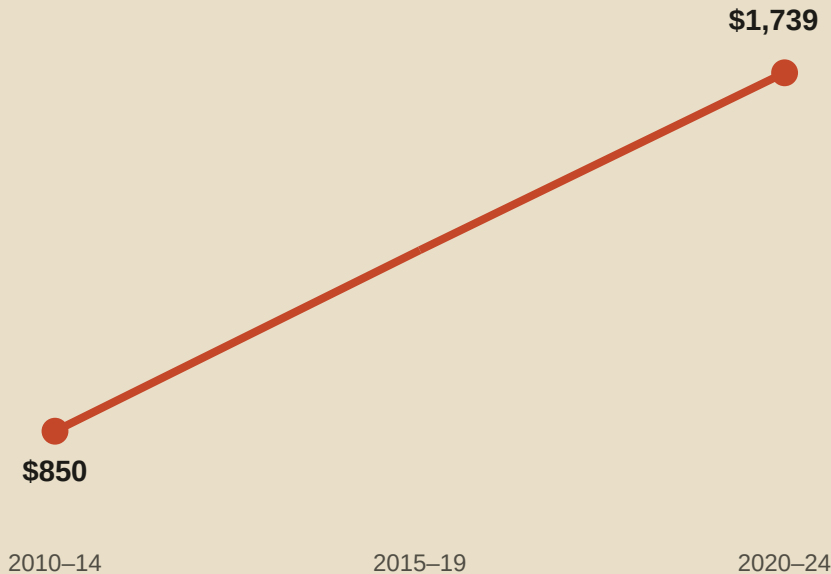


RENT

Median rent is up 105%
since the 2010–2014
survey, before inflation.

\$1,739

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

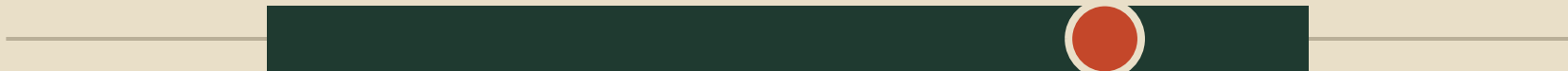




ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,240–\$1,860



\$1,739 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

76%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 1–2% to the 8,305 homes here.

44–142

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



HOME VALUE

A median home costs 33% more than Colorado's.

\$716,400

median home value in ZIP 80246.

ZIP 80246



\$716,400

Colorado



\$539,400

U.S.



\$332,700

THAT WAS ZIP 80246'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/80246/

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