

1.06x Rent Gap in Aurora's Core Counties — ALEX Intelligence 2026

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Arapahoe vs. Adams County — ALEX Intelligence, 2026

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THE DATA

1.06x

Ratio of Highest to Lowest County Median Rent in the Market (2024)

This gap reflects a growing divergence in affordability within Aurora's core counties.

Arapahoe County's median gross rent of \$1,891 is 6% higher than Adams County's \$1,781, despite both being part of the same metro economic zone. This internal disparity is not driven by population density or job concentration but by differences in housing supply, zoning enforcement, and investment patterns. The gap suggests that affordability stress is not evenly distributed across the region.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-13-aurora-within-county-gross-rent>



01

Affordability Is a County-Level Game

Investors and policymakers who treat Aurora as a single market risk misallocating resources. A one-size-fits-all approach to housing policy or rental assistance will fail to address the deeper structural divides revealed by this data.

02

The Gap Favors Long-Term Stability

This suggests that the market's true competitive edge lies not in uniform growth but in the opportunity to serve diverse household types across distinct economic zones. The most sustainable real estate strategy in Aurora will be one that leverages this internal diversity as a strength, not a flaw.



Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

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