10.7% Income Gap in Aurora — ALEX Intelligence 2026

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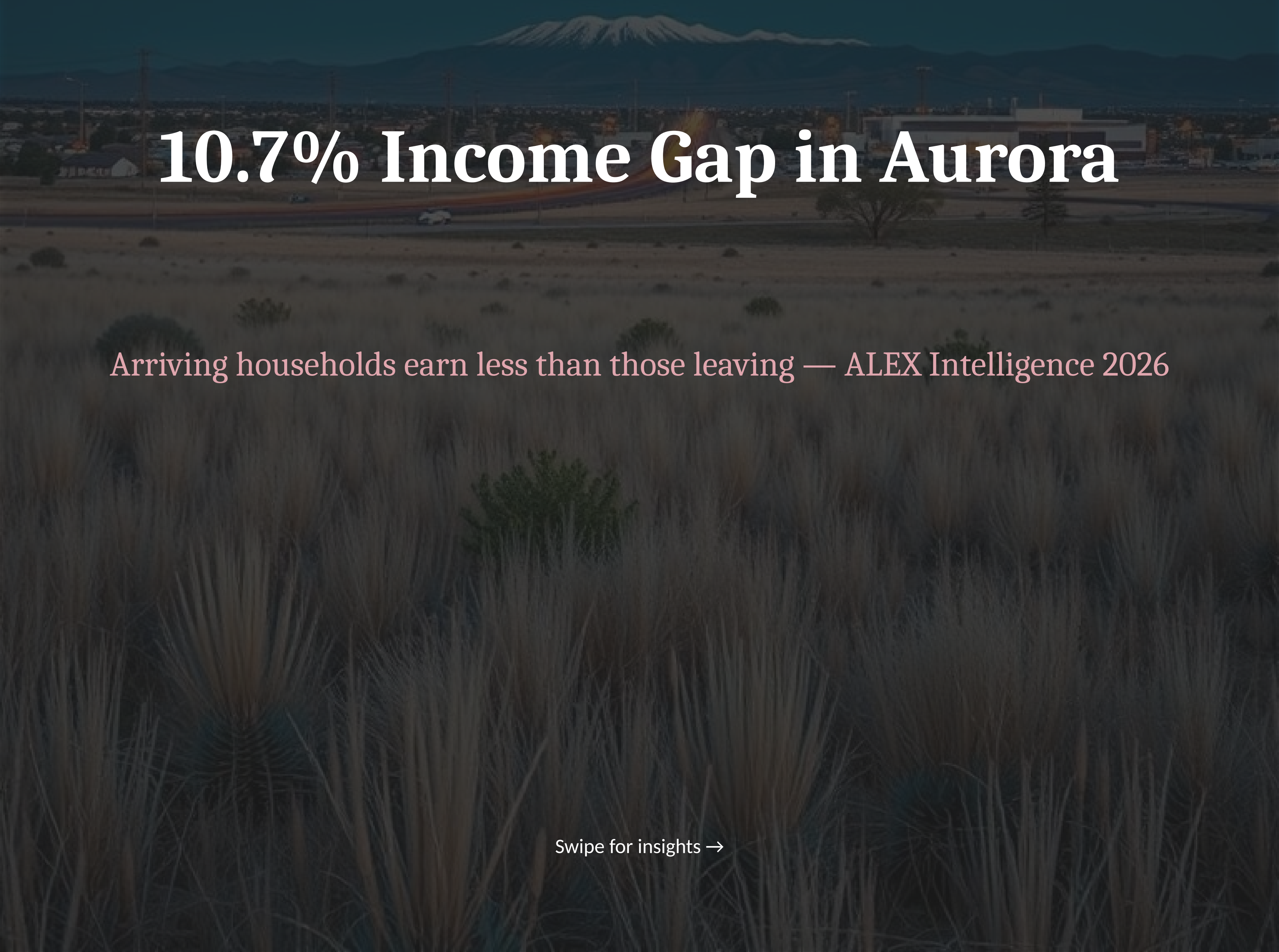
Arriving households earn less than those leaving — ALEX Intelligence 2026



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THE DATA

10.7%

Income Gap Between Arriving and Departing Households (2023)

This is the largest income gap among all counties sending households to Aurora and the eastern Denver metro.

The data reveals a structural imbalance: high-income households are departing Aurora's core counties, while lower-income households are moving in. This pattern suggests that affordability pressures are not just a symptom of supply constraints, but a mechanism of demographic reordering. The incoming population is not replacing the outgoing — it is reshaping the economic fabric of the region.

Source: U.S. Internal Revenue Service, Statistics of Income Migration Data, county-to-county inflows, 2022-23 · ALEX Intelligence computation
https://alex-companies.com/data/2026-09-16-aurora-mig-agi-gap

01

Affordability Is a Filter, Not a Barrier

The 10.7% income gap indicates that Aurora is not attracting high earners — it is losing them. This isn't a sign of decline, but of selective displacement. As higher-income households exit, they take with them capital and influence, leaving a vacuum that lower-income households fill. The result is not a decline in value, but a reconfiguration of market dynamics — one where price stability is maintained not by demand, but by demographic turnover.

02

The Market Is Self-Regulating

This income gap is not a failure of policy — it is a signal of market self-correction. When high-income households leave, they reduce demand for luxury housing, which in turn lowers upward pressure on prices. The influx of lower-income households stabilizes the core housing stock, preventing speculative inflation. Aurora is not stagnating — it is rebalancing. This dynamic may explain why median prices remain 12% below the national average despite strong in-migration.

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