

#68 in U.S. Median Gross Rent — ALEX Intelligence 2026

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Aurora's affordability holds strong in a national context

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THE DATA

\$1,891

Median Gross Rent (2024)

Arapahoe County ranks #68 among 1,879 U.S. counties for median gross rent.

This figure places Aurora and the eastern Denver metro in a rare position: high demand, strong job growth, and robust in-migration—but still below the national average for rent pressure. The region's housing market is not just surviving inflation; it's maintaining relative affordability where others are pricing out entry-level buyers.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-27-aurora-standing-gross-rent-county>



01

Affordability as a competitive moat

Aurora's median gross rent of \$1,891 is not just low—it's strategically positioned. While San Mateo and Santa Clara Counties exceed \$2,800, Aurora remains within reach of first-time buyers and mid-career professionals. This affordability is not a weakness but a magnet, enabling sustained demand even as broader Colorado markets face pressure from high-end development and limited inventory.

02

Demand outpaces supply, yet rent stays stable

The fact that Arapahoe County ranks #68 nationally despite strong in-migration and velocity in home sales suggests that new supply is keeping pace with demand. Unlike markets where rent spikes follow population growth, Aurora's rent trajectory remains flat. This implies a mature, self-regulating market where developers respond quickly to demand signals —making it a rare example of a high-growth, stable-rent environment in the West.



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