

8.6% Appreciation Gap Between ZIPs — ALEX Intelligence 2026

8.6% Gap in Appreciation — Aurora's Hidden Divide

Fastest vs. Slowest ZIPs in Eastern Denver Metro — ALEX Intelligence, 2026

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THE DATA

8.6%

Spread Between the Fastest and Slowest Appreciation (2024)

This gap—between ZIP 80011 and ZIP 80113—represents the most extreme divergence in the eastern Denver metro’s housing market in the past decade.

The 8.6% spread is not a statistical anomaly—it reflects a structural bifurcation in investment, infrastructure access, and neighborhood capitalization. ZIP 80011, at the top of the ranking, has seen sustained development, while ZIP 80113, at the bottom, remains constrained by aging stock and limited reinvestment. This is not just a price gap—it is a spatial equity issue.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2019 and 2024 ·
ALEX Intelligence computation

<https://alex-companies.com/data/2026-10-01-aurora-divergence-home-value-zcta>



01

Appreciation Is Not Equal

The data reveals that 'Aurora' as a single market is a fiction. The real story is of two Auroras: one thriving, one stagnating.



02

Equity Is the Real Market Risk

This is not a market that can be managed with broad policies. It demands targeted reinvestment, zoning reform, and equitable development strategies—before the gap becomes irreversible.

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

Diane Hart Alexander, MBA, MHA

Chair & CEO, ALEX Companies

Designated Broker, Alexander Tiffany Southwest, LLC dba ALEX.realestate, et.al.

Texas License #574877-B · Broker License #565194-BB

diane@alex.realestate · +1 713.591.9902



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