

#1 of 10 cities in Aurora metro, #1 of 10 in Colorado

#1 in Aurora Metro, #1 in Colorado

Annual Rent Against Local Pay — ALEX Intelligence, 2026

Swipe for insights →

THE DATA

35.8%

Annual Rent Against Local Pay (2024)

Federal Heights leads the eastern Denver metro in rent-to-income pressure, with renters spending over a third of median income on housing.

This figure reflects a structural imbalance where rental affordability has deteriorated faster than wage growth in certain neighborhoods. Even as employment in logistics and healthcare expands, the cost burden remains concentrated in areas with limited new supply. The 35.8% ratio in Federal Heights exceeds the national threshold of 30% for 'cost-burdened' households, signaling a deepening crisis for moderate-income renters.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-08-aurora-rent-to-income-place-mkt>



01

Affordability is a growth brake

This is not a temporary spike — it is a systemic outcome of supply constraints meeting persistent demand. Without new construction in lower-cost brackets, the market will continue to funnel growth into more expensive pockets, reinforcing inequality and limiting long-term demographic momentum in Aurora's eastern corridor.

02

Policy momentum is shifting

This is not a passive response — it is a targeted correction. The fact that Frisco, though outside the metro, is being used as a model indicates that the state is testing replicable frameworks. If implemented in high-pressure zones like Federal Heights, such projects could begin to ease the rent-to-income burden without sacrificing neighborhood quality or long-term value.



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



ALEX Intelligence
deep intelligence

ALEX Real Estate
genius real estate

ALEX Advisory
uncontested strategy

ALEX Cares
purposeful philanthropy

