

#1 in Eastern Denver Metro, #1 in Colorado — ALEX Intelligence 2026

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Share of Homes Built Since 2020 — ALEX Intelligence 2026

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THE DATA

7.0%

Share of Homes Built Since 2020

Commerce City leads the Eastern Denver metro and Colorado in new housing stock growth.

This 7.0% share reflects a concentrated wave of construction activity in a single jurisdiction, signaling a structural shift in development patterns. While Aurora remains the region's population anchor, Commerce City is now the epicenter of new housing supply, driven by industrial zoning, infrastructure readiness, and land availability. The data reveals that development is no longer evenly distributed across the metro—new supply is clustering in high-capacity corridors.

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

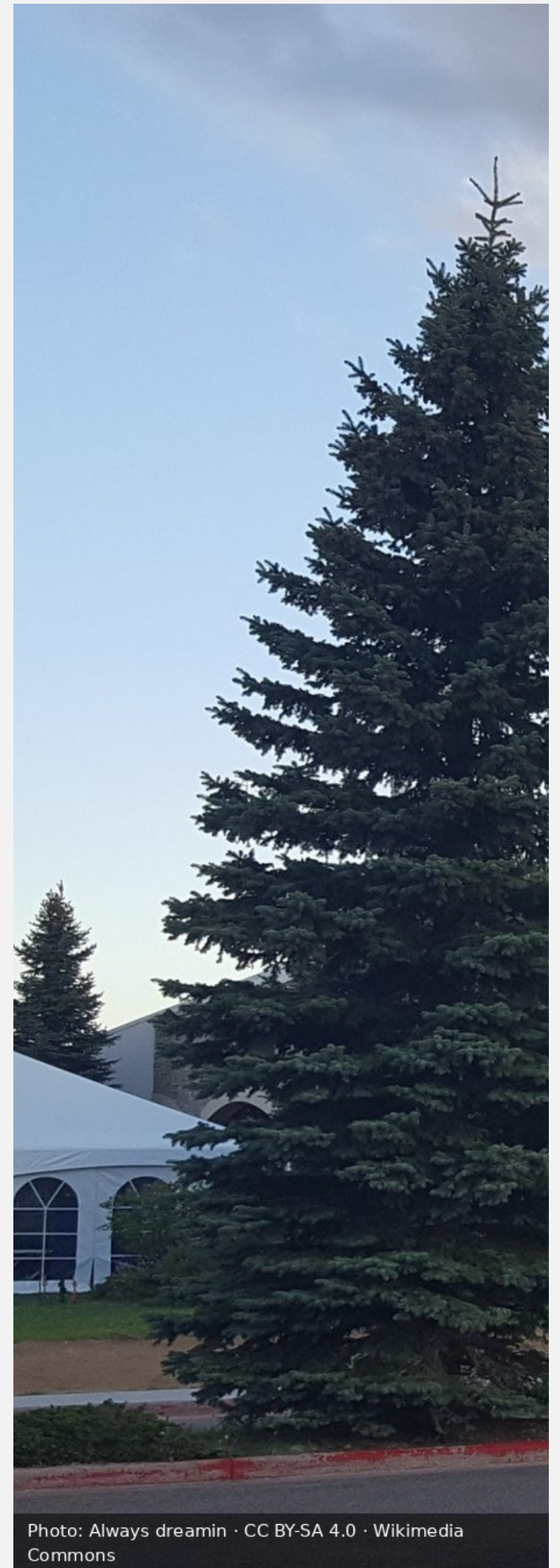
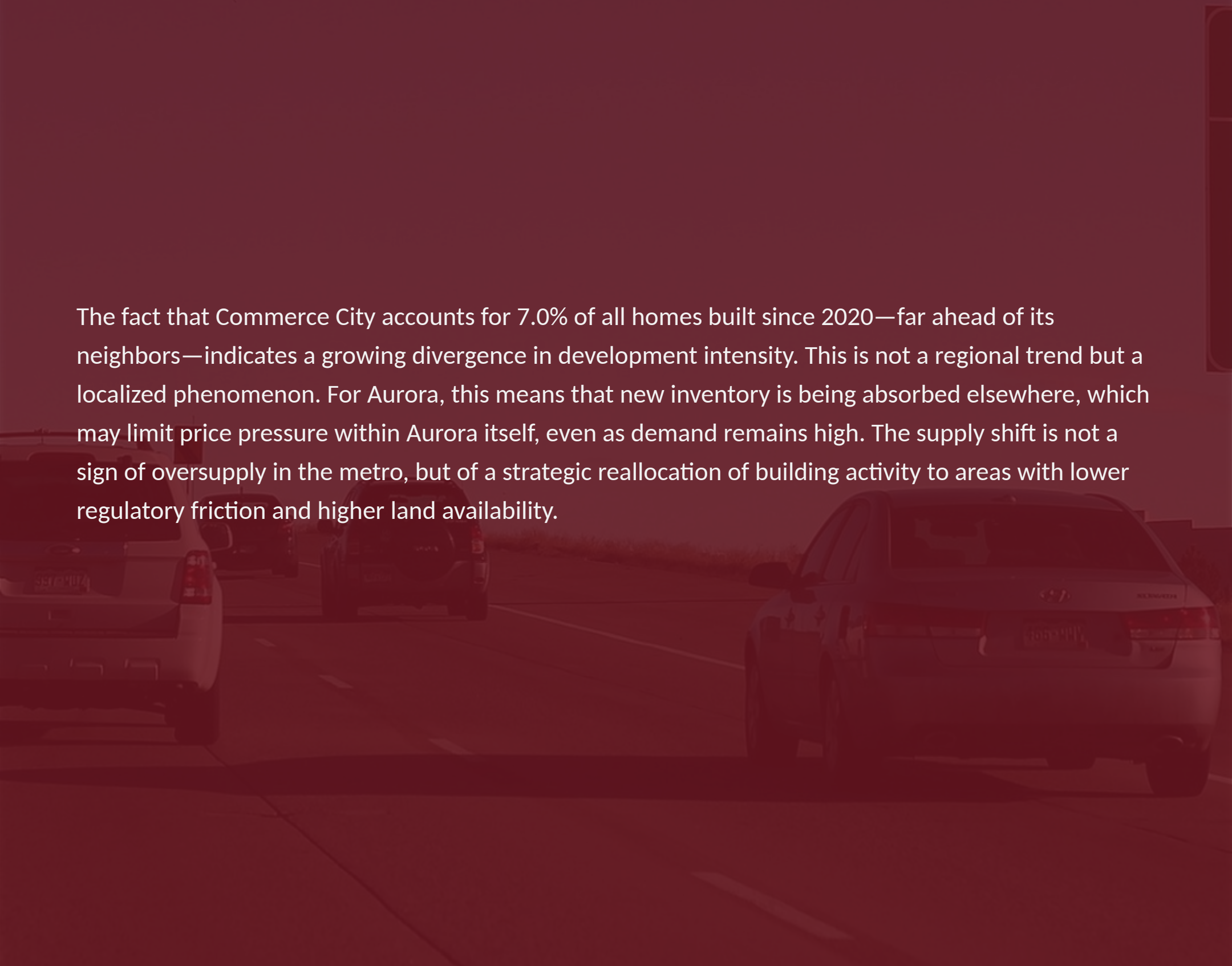


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01

New Supply Is Not Equally Distributed

The fact that Commerce City accounts for 7.0% of all homes built since 2020—far ahead of its neighbors—indicates a growing divergence in development intensity. This is not a regional trend but a localized phenomenon. For Aurora, this means that new inventory is being absorbed elsewhere, which may limit price pressure within Aurora itself, even as demand remains high. The supply shift is not a sign of oversupply in the metro, but of a strategic reallocation of building activity to areas with lower regulatory friction and higher land availability.



02

Aurora's Market Is Evolving, Not Stagnating

Aurora's continued dominance in population, household size, and affordability metrics is not undermined by this data—it is redefined. The city remains the primary destination for new residents, but the new housing is being built on its periphery, not within it. This creates a dynamic where Aurora functions as a residential hub, while Commerce City becomes a construction engine. Over time, this could lead to a bifurcated market: Aurora as a high-demand, low-supply center, and Commerce City as a low-cost, high-volume delivery zone. Investors and buyers must now consider this spatial split when evaluating long-term appreciation potential.



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