

ZIP 80113 — #1 of 10: Top-to-Median Affordability Gap

ZIP 80113 leads Colorado in affordability disparity

Source: ALEX Intelligence · Published October 16, 2026

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THE DATA

1.5x

Top-to-Median Affordability Gap (2024)

ZIP 80113 has the highest affordability gap in the eastern Denver metro.

This is not a general trend across Aurora, but a concentrated fracture in one of the region's most dynamic zones. The gap suggests that while high-income residents can afford premium housing, the majority of households are being priced out of market entry, even in a strong labor market.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-16-aurora-spread-value-to-income-zcta>

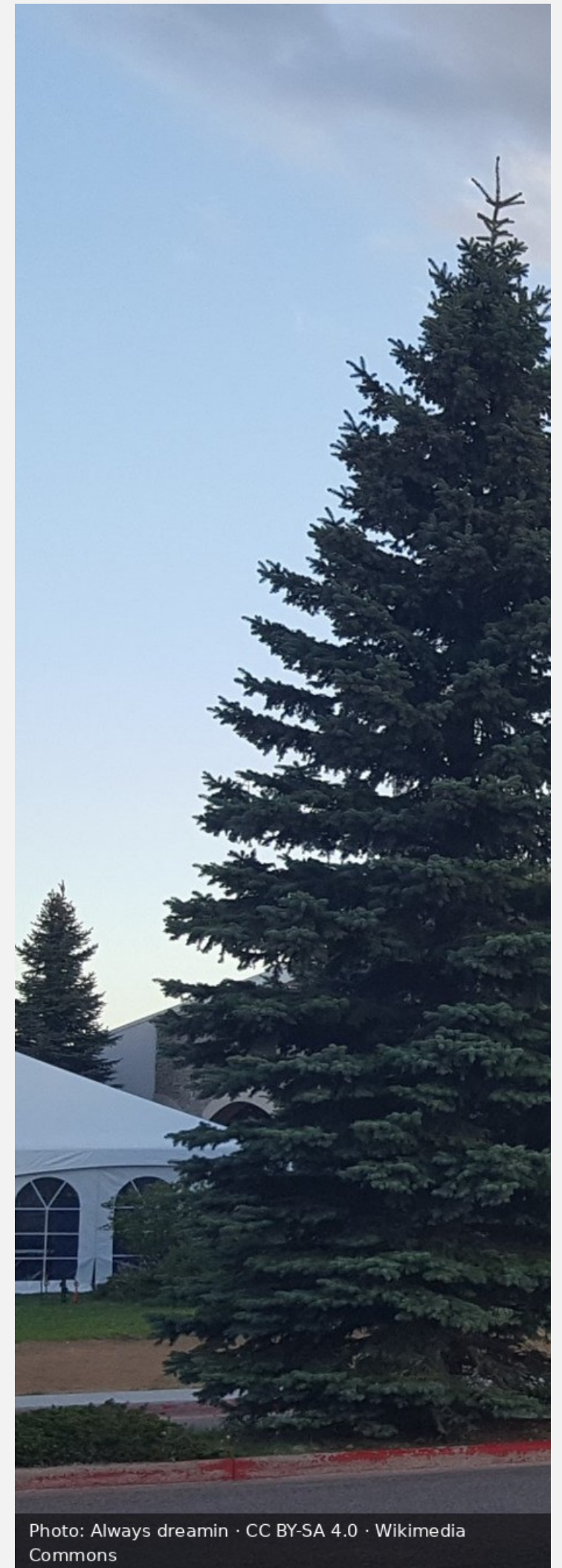


Photo: Always dreamin · CC BY-SA 4.0 · Wikimedia Commons

A photograph of a park bench in a grassy area. On the bench, there are several cardboard boxes and some trash, including a black plastic bag. In the background, there are trees, a fence, and a building. The image is overlaid with a dark red semi-transparent rectangle on the left side, which contains the number '01' in white. The text 'Affordability is not a crisis — it's a market signal' is written in white on the red rectangle. Below this, a paragraph of text is also in white. The bottom of the image shows a close-up of the ground with more cardboard boxes and trash.

01

Affordability is not a crisis — it's a market signal

The extreme disparity in ZIP 80113 is not a failure of policy, but a reflection of how capital is being allocated. The zone's proximity to innovation corridors, transit hubs, and advanced manufacturing zones is attracting high-income professionals. This concentration of wealth is not accidental — it's a response to infrastructure and economic development priorities. The gap is not a bug, but a feature of a market where value creation is highly unevenly distributed.

02

The middle is being left behind — even in growth zones

While ZIP 80113 leads in affordability gap, it also leads in income concentration. This suggests that the benefits of economic growth are not trickling down. The middle class, especially renters and first-time buyers, are being displaced by a new class of high-income residents, while infrastructure and services struggle to keep pace.



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