

#1 of 10: Share of the Market's Large Apartment Stock in Its Top Three Cities

74.2% of Aurora's large apartments are in just three cities

Source: ALEX Intelligence, October 17, 2026

Swipe for insights →

THE DATA

74.2%

Share of the Market's Large Apartment Stock in Its Top Three Cities (2024)

This concentration reflects a deep structural divide in housing supply across the eastern Denver metro.

The data shows that 74.2% of the region's large apartment units are located in only three cities: Englewood, Centennial, and Four Square Mile. This level of concentration is not accidental — it signals a long-term shift in where new multifamily development is being permitted and financed. The imbalance suggests that the rest of the market is not catching up, even as population grows.

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

<https://alex-companies.com/data/2026-10-17-aurora-concentration-apartment-units-place>

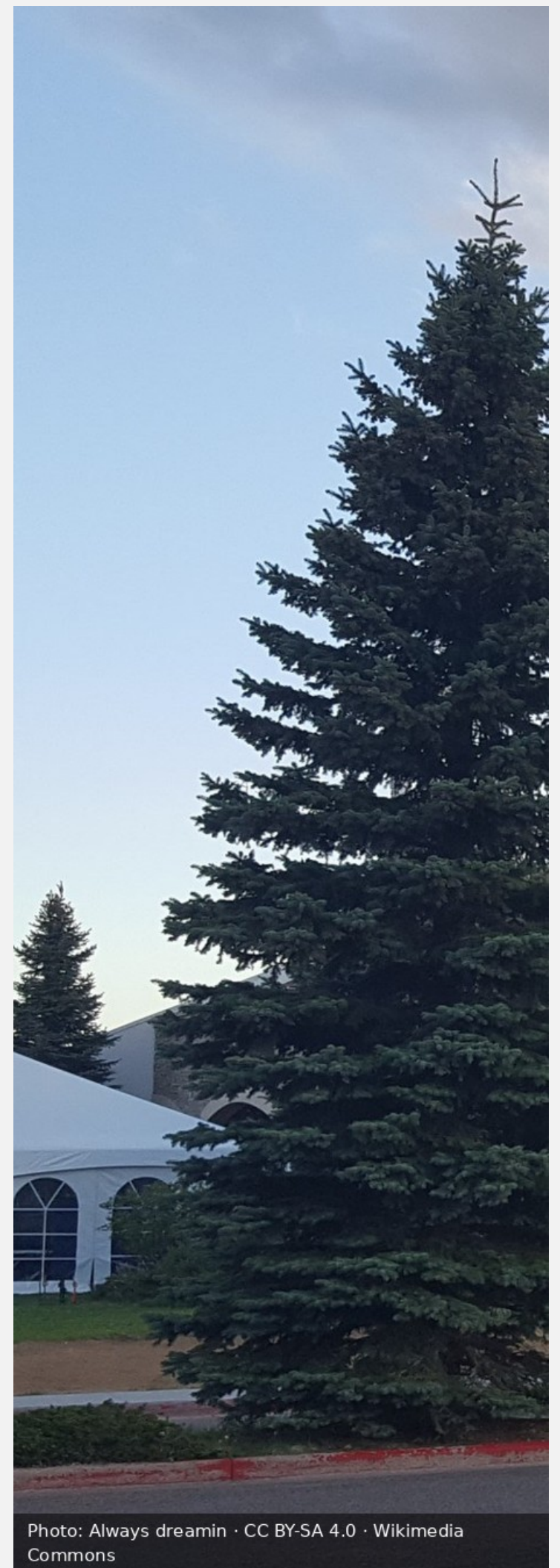


Photo: Always dreamin · CC BY-SA 4.0 · Wikimedia Commons

01

Development is hyper-localized

This 74.2% concentration reveals that the eastern Denver metro's housing supply growth is not broadly distributed. Instead, it's been funneled into a narrow corridor of three cities that have likely secured zoning advantages, infrastructure access, and developer incentives. This creates a bottleneck: new residents are being directed to a few locations, increasing pressure on local services, transit, and affordability in those hubs while leaving other communities underserved.

02

Affordability is fracturing

The uneven distribution of apartment units means that housing demand is not being met across the region equally. Areas with fewer large units are seeing upward pressure on rents and competition for limited inventory, even as the supply-rich cities absorb new residents. This structural imbalance risks deepening affordability divides — a trend that could be exacerbated by rising interest rates and tighter lending standards, especially for entry-level buyers.



Photo: Jeffrey Beall · CC BY-SA 3.0 · Wikimedia Commons

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

