

14 of 14 — #1 of 10: Share of Cities With Median Gross Rent Above \$1,500

Aurora's rental threshold: \$1,500

All 14 cities now above \$1,500 median gross rent — source: ALEX Intelligence, 2026

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THE DATA

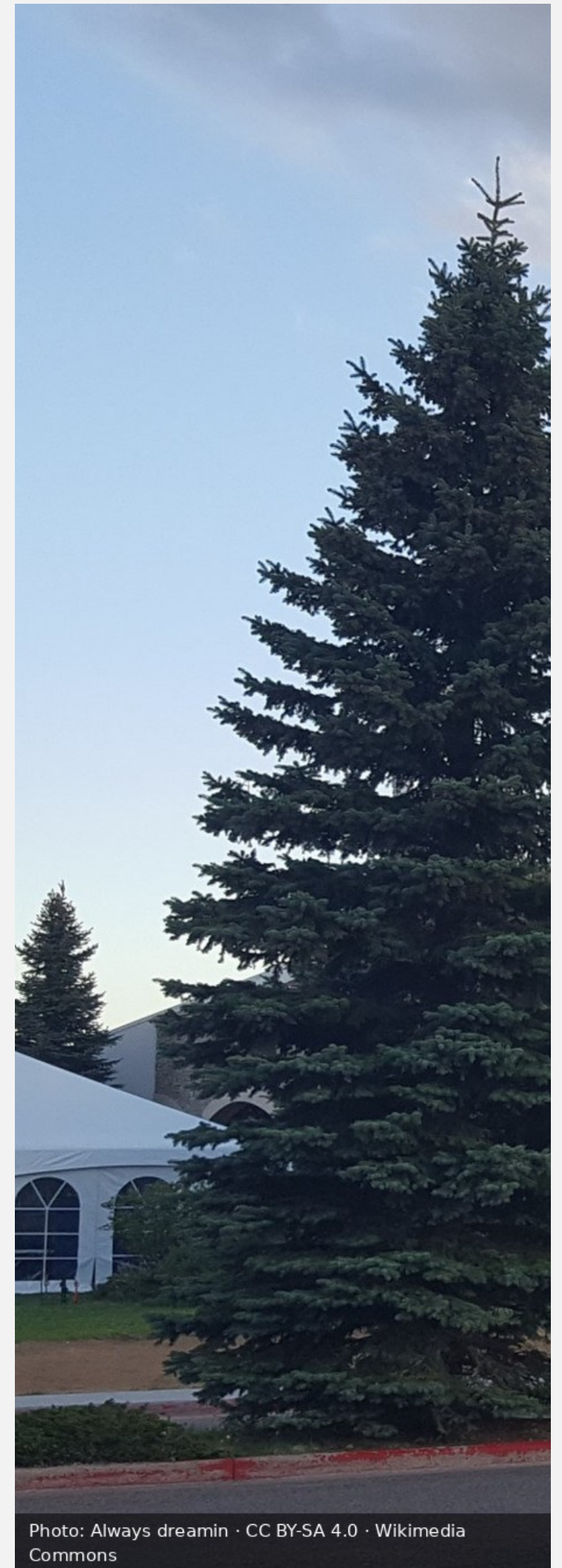
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Share of Cities With Median Gross Rent Above \$1,500 (2024)

Every one of the 14 cities in the eastern Denver metro now has a median gross rent above \$1,500.

This represents a structural shift in the region's rental landscape, where affordability has been fully redefined. With no city below the \$1,500 threshold, even traditionally lower-cost areas have crossed a new economic boundary. The data reflects a deepening divide between housing cost and income growth, especially for non-specialized workers.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-18-aurora-threshold-gross-rent-1500-place>





01

No city below \$1,500

The fact that all 14 cities in the eastern Denver metro now exceed \$1,500 in median gross rent signals a complete market transformation. This is not a trend in one or two outliers — it is a region-wide inflection point. The threshold has become the new baseline, meaning that any discussion of affordability must now begin at \$1,500, not below it. This redefines what constitutes 'accessible' housing in the area.

02

Affordability has disappeared

With every city now above \$1,500, the concept of 'affordable rental' in Aurora and the eastern Denver metro has effectively vanished for most residents. This is not a temporary spike but a structural shift confirmed by the U.S. Census Bureau's 2024 data. The Kansas City Fed's recent report on poverty thresholds rising faster than incomes in the 10th District underscores that this rent level is now a financial strain, not a choice. For low- and middle-income households, this threshold is a barrier to stability.



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