

#1 of 10: Share of Arriving Households From the Top Three Counties



57.8% of new households come from just three counties

Source: ALEX Intelligence, October 22, 2026

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THE DATA

57.8%

Share of Arriving Households From the Top Three Counties (2023)

This concentration reflects deep geographic dependency in migration patterns to Aurora and the eastern Denver metro.

The data reveals that over half of all new households moving into the Aurora region originate from just three adjacent counties: Denver, Jefferson, and Douglas. This level of concentration suggests that housing supply, job growth, and infrastructure development in Aurora are not being driven by broad regional diversification but by a narrow set of origin points. The implications are profound: any disruption in these three counties—economic downturns, policy shifts, or zoning changes—could directly impact Aurora’s growth trajectory.

Source: U.S. Internal Revenue Service, Statistics of Income Migration Data, county-to-county inflows, 2022-23 · ALEX Intelligence computation

<https://alex-companies.com/data/2026-10-22-aurora-mig-county-top3>

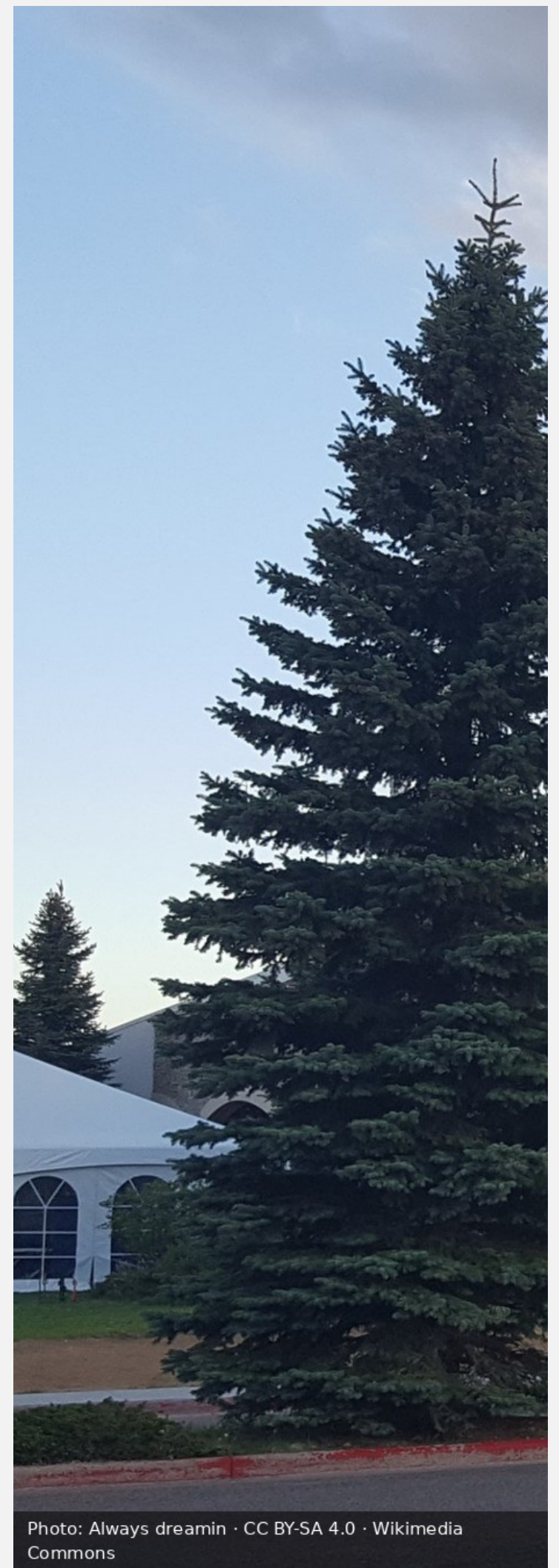


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01

Migration is a bottleneck, not a pipeline

The fact that 57.8% of new households come from only three counties means that Aurora's demographic and housing demand is structurally dependent on a very small pool of origin markets. This creates a vulnerability: if any one of these three counties experiences a slowdown in job growth, housing affordability, or quality of life, Aurora's inflow could stall abruptly. Unlike markets that draw from a wide array of geographies, Aurora's growth is not self-sustaining—it's tethered to the performance of a few key neighboring counties.

02

Affordability is a secondary effect of migration concentration

The high share of migration from Denver, Jefferson, and Douglas—already high-cost, high-demand counties—means that incoming households are not only bringing demand but also a pre-existing affordability premium. This inflow reinforces upward pressure on prices and rent in Aurora, even as inventory increases. The result is a self-reinforcing cycle: high demand from a concentrated source drives prices up, which in turn makes Aurora less accessible to broader demographics, further limiting the diversity of migration sources and locking in the status quo.



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