

Arapahoe County — #6 of 7: Median Home Value

Median Home Value: \$561,200

On median home value, according to ALEX Intelligence, Oct 26, 2026

Swipe for insights →

THE DATA

\$561,200

Median Home Value (2024)

Arapahoe County's median home value is \$561,200, a key benchmark for the eastern Denver metro.

This figure places Arapahoe County sixth among the seven counties in the Denver-Aurora-Centennial metropolitan area and 13th among all Colorado counties with 20,000+ residents. The ranking reflects persistent demand and constrained supply in mid-tier housing, even as interest rates remain elevated. This is not a sign of stagnation but of structural resilience in a market where affordability is increasingly relative.

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

<https://alex-companies.com/data/2026-10-26-aurora-standing-home-value-county>



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

The background of the slide is a photograph of a house with a prominent tower. The tower has a dark, gabled roof and a light-colored exterior with horizontal siding. It features two arched windows; the one on the right has a decorative lattice pattern. The house is partially obscured by a large, semi-transparent dark red rectangle that covers the middle section of the image. In the top left corner of this red rectangle, the number '01' is written in a large, white, serif font.

01

Affordability is relative, not absolute

The ranking shows that while Aurora is not the most expensive county, it is also not the most affordable. It occupies a strategic midpoint where demand meets supply constraints. This is not a failure of affordability—it is a signal of maturity. The market is no longer driven by speculative momentum but by real household formation, migration, and job growth.

02

The middle tier is the new frontier

This is where the next wave of development will emerge—not in the exclusive enclaves of Douglas County, nor in the low-cost suburbs of Adams County, but in the stable, mid-tier corridors of Arapahoe. The data suggests that future value growth will be driven not by price spikes, but by supply adjustments and improved access to transit, jobs, and services.



Photo: Nolabob · CC0 · 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

