

Centennial — #1 of 10: Top-to-Median Gross Rent Gap

Centennial leads Colorado in rent disparity

Aurora's eastern metro rent gap is 1.2x, per ALEX Intelligence

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THE DATA

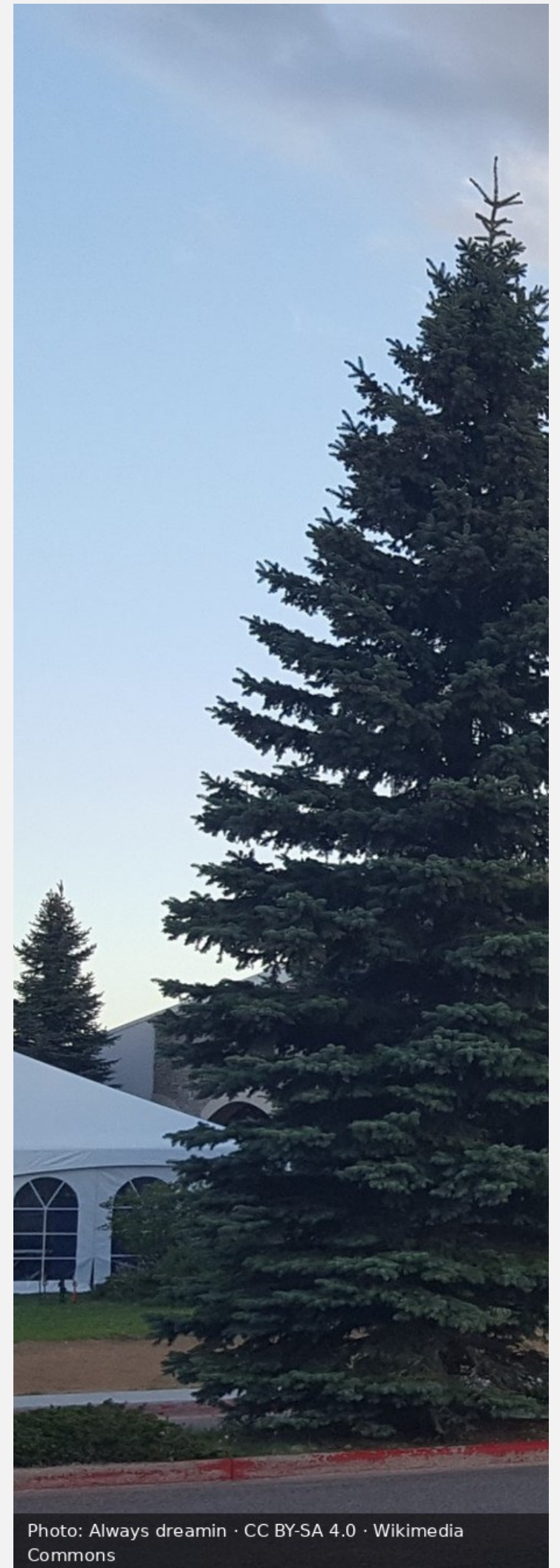
1.2x

Top-to-Median Gross Rent Gap (2024)

Centennial has the highest rent gap among cities in the eastern Denver metro and Colorado.

This 1.2x gap between top and median gross rents reflects deepening economic stratification in Aurora's eastern corridor. While top-tier neighborhoods command premium rents, middle-income households face increasing pressure in a market where supply growth lags behind demand. The data underscores a growing divergence in housing affordability within a single metro region.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-27-aurora-spread-gross-rent-place>



01

Affordability is fracturing by neighborhood

The 1.2x rent gap is not a statewide average but a localized phenomenon concentrated in Centennial and adjacent high-income enclaves. This suggests that housing policy and development incentives in the eastern Denver metro are reinforcing spatial inequality. As new construction focuses on high-end units, moderate-income families are increasingly priced out of their own communities, even as overall metro growth remains strong.

02

Market resilience masks structural imbalance

Despite strong regional GDP growth and low unemployment, Aurora's rent gap signals underlying instability. The concentration of high rents in a few cities—Centennial, Shaw Heights, Greenwood Village—suggests that economic benefits are not being equitably distributed. This imbalance could trigger future demand shifts, as middle-income residents seek more affordable options beyond the metro's core, potentially destabilizing the current growth model.



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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



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