Arapahoe County — #2 of 7: Renters Over the 30% Rent Threshold

# Renters Over the 30% Rent Threshold: 54.2%

On rent burden, according to ALEX Intelligence, Nov 2, 2026

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THE DATA

# 54.2%

**Renters Over the 30% Rent Threshold (2024)**

Arapahoe County's share of renters spending over 30% of income on rent is among the highest in the region.

This figure places Arapahoe County second in the Denver-Aurora-Centennial metro and fourth across Colorado among counties with 20,000+ residents. The data reflects a deepening affordability crisis, particularly in Aurora and surrounding communities where rent growth has outpaced wage gains. With 54.2% of renters in this category, homeownership remains out of reach for many.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-02-aurora-standing-rent-burden-county

01

# Affordability is a structural barrier

The fact that Arapahoe County ranks second in the metro and fourth in the state underscores that this is not an outlier but a regional norm. The market is not failing; it is operating under a new equilibrium defined by high costs and limited supply.

02

# Rental dominance reshapes ownership patterns

This creates a feedback loop: high rents attract more investment, which reduces supply for purchase, which in turn increases rent. The market is not just unaffordable—it is self-reinforcing. The path to ownership will require not just income growth, but policy intervention in land use, zoning, and construction incentives.

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