#1 of 10: Share of the Market's Post-2020 Homes in Its Top Three Cities

83.1% of new homes in Aurora's top three cities

Source: ALEX Intelligence, November 03, 2026

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THE DATA

83.1%

Share of the Market's Post-2020 Homes in Its Top Three Cities

Aurora and the eastern Denver metro’s new housing delivery is overwhelmingly concentrated in three cities.

This level of concentration—83.1% of all post-2020 homes—means that growth is not diffuse, but highly localized. Commerce City, Centennial, and Englewood are absorbing nearly all new construction, creating a stark divergence in development momentum across the region.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-03-aurora-concentration-new-homes-place

01

Growth is not spreading — it's stacking

The fact that 83.1% of new homes are in just three cities reveals a structural imbalance: investment and development are not diversifying across the metro, but are being channeled into a narrow corridor. This creates a feedback loop where those three cities attract more infrastructure, services, and jobs, while other communities in Arapahoe, Adams, and Douglas counties risk becoming peripheral to the region’s economic engine.

02

The cost of concentration is hidden in equity

While Commerce City, Centennial, and Englewood see rising property values and tenant demand, the broader eastern Denver metro faces a growing divide. Areas outside the top three cities are missing out on new housing supply, which limits affordability options and exacerbates rent burden for low- and moderate-income households. This imbalance may deepen socioeconomic stratification, even as the region grows.

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