#1 of 2: Ratio of Highest to Lowest County Home Value in the Market

Aurora’s County Home Value Gap: 1.16x

Source: ALEX Intelligence · Published November 06, 2026

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THE DATA

1.16x

Ratio of Highest to Lowest County Home Value in the Market (2024)

This ratio reflects the disparity between Arapahoe County's $561,200 median home value and Adams County's $484,200, based on 2024 American Community Survey data.

The 1.16x gap is not just a number — it's a structural divide. Arapahoe County, home to much of Aurora's core urban growth and high-income employment centers, commands a premium that Adams County cannot match. This divergence is not a temporary fluctuation but a deepening split in access to wealth and housing equity.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-06-aurora-within-county-home-value

01

Wealth is spatially concentrated

The 1.16x ratio reveals that economic opportunity in the eastern Denver metro is not evenly distributed. Arapahoe County’s higher home values reflect entrenched advantages — proximity to job hubs, better public services, and higher-income residents. This concentration makes it harder for Adams County residents to build intergenerational wealth through homeownership, despite shared regional growth trends.

02

Equity gaps are widening

As home values diverge, so do the long-term benefits of ownership. Arapahoe County residents benefit from faster equity accumulation, greater access to refinancing, and stronger asset-based credit. Meanwhile, Adams County faces compounding challenges: rising poverty thresholds, stagnant wages, and limited capital mobility. Without targeted policy, this gap may become self-reinforcing.

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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