Arapahoe County — #5 of 7: Median Resident Age

Aurora’s median age: 37 years — a strategic youth advantage

Arapahoe County · U.S. Census Bureau 2024

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THE DATA

37 years

Median Resident Age (2024)

Arapahoe County's median age of 37 years places it among the youngest in the eastern Denver metro, behind only Elbert, Jefferson, Douglas, and Broomfield counties.

This age profile reflects a concentration of prime-age professionals — individuals in their late 20s to early 40s — who are likely to be active in the housing market, both as buyers and renters. Their presence signals sustained demand for mid-sized homes, family-oriented neighborhoods, and proximity to employment hubs.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-08-aurora-standing-median-age-county

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Youth ≠ volatility

This demographic is also more likely to prioritize community infrastructure — schools, parks, and transit access — which strengthens neighborhood cohesion and long-term value appreciation. Unlike markets with aging populations, Aurora’s youth base supports both current demand and future growth.

02

The hidden edge of mid-age concentration

This demographic advantage is amplified by regional economic momentum, including BAE Systems' expansion in Weld County and sustained income growth in the 10th District. The intersection of demographic youth and economic strength creates a unique feedback loop: demand supports investment, and investment sustains demand.

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