2025 against 2024 — #1 of 2: One-Year Change in One-Unit Homes Permitted (2025)

Aurora’s new home permits fell 17.6% in 2025

The steepest decline in the eastern Denver metro

Swipe for insights →

THE DATA

-17.6%

One-Year Change in One-Unit Homes Permitted (2025)

Aurora saw the sharpest drop in new home approvals among eastern Denver metro counties in 2025.

This decline reflects a contraction in new residential development, signaling a shift in market dynamics. While permit issuance remains a leading indicator, the drop suggests growing regulatory, financial, or logistical friction in the development pipeline. With industrial job growth outpacing housing construction, this imbalance may deepen affordability pressures in the long term.

Source: U.S. Census Bureau, Building Permits Survey, county annual totals, 2024 and 2025 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-11-aurora-permits-market-change

01

Construction is slowing, not stopping

The market is not cooling in sentiment; it’s reorganizing. As warehouse and flex-space demand grows, residential developers may face tighter timelines, higher costs, and more complex permitting hurdles—especially in high-growth zones like Aurora’s industrial corridors.

02

Affordability pressure is building underground

The Kansas City Fed notes that 18% of Aurora residents live below the poverty line, and industrial job growth hasn't translated into housing affordability. As the permit pipeline contracts, the imbalance between wage growth and housing supply may widen—making future policy interventions on zoning, density, and public-private partnerships increasingly urgent.

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

ALEX

ALEX Intelligence
deep intelligence

ALEX Real Estate
genius real estate

ALEX Advisory
uncontested strategy

ALEX Cares
purposeful philanthropy