#1 of 10: Spread in Mean Commute Across the Market, in Minutes (2024)

Aurora’s commute gap leads Colorado

Federal Heights to Greenwood Village, 2024 data

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THE DATA

12.3

Spread in Mean Commute Across the Market, in Minutes (2024)

This is the difference in average commute time between the highest- and lowest-commute cities in the eastern Denver metro.

The 12.3-minute spread in mean commute times across Aurora and the eastern Denver metro is the widest in Colorado, highlighting a deep spatial inequity in access to jobs and services. This gap is not just a statistical footnote—it reflects real-world disparities in infrastructure investment, transit access, and urban planning outcomes.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-15-aurora-commute-spread

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Commute inequality is a structural advantage

Conversely, places like Federal Heights and Todd Creek face systemic disadvantages. Their longer average commutes are not accidental—they are outcomes of historical zoning, limited transit corridors, and delayed infrastructure upgrades. This creates a self-reinforcing cycle: lower mobility reduces economic participation, which reduces tax base growth, which delays investment.

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The gap is not widening—yet

For real estate investors, this stability is critical: it signals that the market is not trending toward equity. Instead, it rewards early movers in low-commute zones and penalizes latecomers in high-commute areas. The long-term value of a property in Greenwood Village is not just about location—it’s about being in a zone where commute efficiency is preserved and amplified by policy and planning.

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