#1 of 2: Ratio of Highest to Lowest County Median Rent in the Market

Aurora’s rent gap is the narrowest in Colorado

Arapahoe vs. Adams: 1.06x, a record for the metro

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THE DATA

1.06x

Ratio of Highest to Lowest County Median Rent in the Market (2024)

Arapahoe County's median rent is $1,891; Adams County's is $1,781.

This 1.06x gap is the smallest among all Colorado counties with comparable data, indicating a rare alignment in rental pricing across the eastern Denver metro. The proximity of these two counties—both part of the Aurora market—means that rent volatility is constrained, limiting speculative spikes and stabilizing tenant expectations.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-16-aurora-within-county-gross-rent

01

Stability fuels long-term investment

A 1.06x rent gap across Arapahoe and Adams Counties suggests a synchronized rental market, reducing the risk of displacement or rent-driven gentrification. This consistency allows landlords and developers to plan with greater certainty, favoring long-term asset strategies over short-term arbitrage. The alignment in pricing also reflects a unified labor and infrastructure base, where wage growth and public investment are distributed more evenly across the metro’s eastern core.

02

Rent convergence as a growth signal

The narrow gap between Arapahoe and Adams Counties is not a sign of stagnation but of market maturity. In a region where new development is constrained by land-use policies and infrastructure limits, this convergence reflects a balanced supply response. It suggests that neither county is experiencing runaway demand or underinvestment—both are keeping pace with shared economic drivers, making the Aurora market a prime candidate for sustainable, inclusive growth rather than speculative bubbles.

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