#1 of 10: Year-Over-Year Change in Households Moving In

Aurora’s in-migration dropped 8.5% year-over-year

Source: ALEX Intelligence · Published November 17, 2026

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THE DATA

8.5%

Year-Over-Year Change in Households Moving In (2023)

This marks the steepest decline in in-migration for Aurora and the eastern Denver metro among all comparable counties in the IRS data.

The 8.5% drop in households moving into Aurora between 2021-22 and 2022-23 is not a sign of stagnation, but of a market reaching a threshold of institutional saturation. As population growth slows, the cost of entry for new residents rises — not just in price, but in social and infrastructural capital. This shift reflects a transition from hyper-growth to consolidation, where the city's value is no longer defined by raw expansion but by stability, integration, and resilience.

Source: U.S. Internal Revenue Service, Statistics of Income Migration Data, county-to-county inflows, 2021-22 and 2022-23 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-17-aurora-mig-trend-in-total

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Decline signals maturation

This trend aligns with broader patterns in the 10th District: slower migration, rising costs, and tighter labor markets. The data suggests that Aurora is now competing not for new arrivals, but for quality of life, public safety, and sustainable development — all of which are measurable in the city's declining crime rates and rising civic engagement.

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Barrier to entry is rising

For buyers and investors, this means that the competitive edge is no longer in early entry, but in understanding the city's internal dynamics. The best opportunities now lie in upgrading existing assets, strengthening community ties, and supporting long-term residents — not chasing new growth. The market is rewarding those who understand that stability is the new growth.

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