Arapahoe County — #4 of 7: Housing Vacancy Rate

Housing Vacancy Rate: 4.5%

Source: ALEX Intelligence · Published November 26, 2026

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THE DATA

4.5%

Housing Vacancy Rate (2024)

Arapahoe County’s vacancy rate is the fourth-lowest among the seven counties in the Denver-Aurora-Centennial metro area.

This level of scarcity reflects sustained demand in Aurora’s housing market, where new construction has not kept pace with population growth. The tight supply environment supports price resilience and limits inventory turnover, favoring owners and long-term investors over first-time buyers.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-26-aurora-standing-vacancy-share-county

01

Low vacancy = high buyer pressure

For sellers, this means a sustained advantage in pricing and offer terms. The low vacancy rate is not a sign of weakness but of underlying market strength — a rare condition in a high-cost region where inventory is not increasing.

02

Builders face a structural constraint

This creates a self-reinforcing cycle: low vacancy → high prices → reduced affordability → fewer first-time buyers → sustained demand for existing homes. The result is a market that rewards long-term holding and active, well-capitalized investors.

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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

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