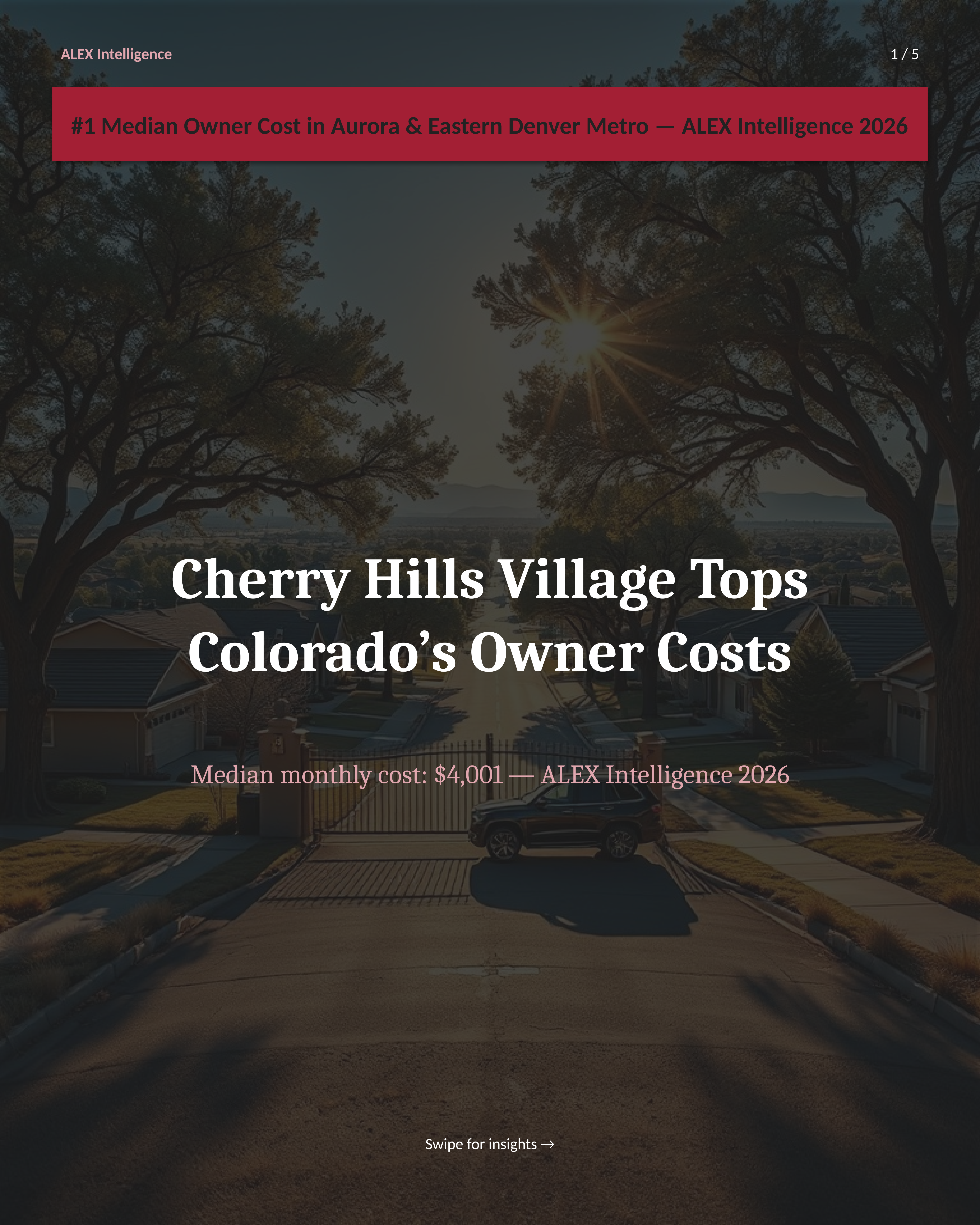

#1 Median Owner Cost in Aurora & Eastern Denver Metro — ALEX Intelligence 2026

Cherry Hills Village Tops Colorado’s Owner Costs

Median monthly cost: $4,001 — ALEX Intelligence 2026

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THE DATA

$4,001

Median Monthly Owner Cost (2024)

Cherry Hills Village leads the eastern Denver metro in owner costs, reflecting deep economic stratification.

This figure — $4,001 — is not just a price tag; it’s a signal of entrenched privilege. The city’s median owner cost is nearly double that of Sherrelwood ($1,685), highlighting a stark divide in access to financial stability. These numbers are computed from the U.S. Census Bureau’s American Community Survey 5-Year Estimates, 2024, and represent actual lived experience across Arapahoe, Adams, and Douglas counties.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-09-18-aurora-owner-cost-place-mkt

01

Ownership Is a Gatekeeper

The $4,001 cost in Cherry Hills Village isn’t just about housing — it’s a barrier to entry for most households in Aurora and the eastern metro. At this level, even middle-income earners in the region are priced out. This isn’t a market failure; it’s a structural outcome of decades of zoning, land-use policy, and capital concentration. The data reveals that affordability isn’t a regional issue — it’s a municipal one, with wealth concentrated in a few enclaves that define the market’s upper limit.

02

The Hidden Cost of Proximity

Commerce City ($2,267) and Englewood ($1,885) sit just miles from Cherry Hills Village yet face owner costs nearly half as high. This proximity paradox suggests that location alone doesn't drive value — exclusivity does. The data implies that the real estate market is not pricing in geography, but in social capital, school district reputation, and historical privilege. For buyers in Aurora, this means that moving closer to economic centers doesn't reduce cost — it often increases it, especially when those centers are gated by elite zoning.

Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

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