

Oldest Housing Stock in Aurora — ALEX Intelligence 2026

Derby's 65-Year-Old Homes Are a Hidden Advantage

The oldest housing stock in Aurora — ALEX Intelligence, 2026

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65 years

Median Home Age (2024)

Derby leads the eastern Denver metro in housing stock age, with a median home age of 65 years.

This data, drawn from the 2024 American Community Survey 5-Year Estimates, reveals a structural reality: the region's oldest neighborhoods are not relics, but enduring anchors of community continuity. Homes built in the mid-20th century in Derby and surrounding areas have outlived multiple economic cycles, reinforcing neighborhood stability and long-term tenure.

01

Age Is a Proxy for Resilience

This durability is not accidental. The homes in Derby were built during a period of deliberate urban planning and infrastructure investment, creating neighborhoods with mature trees, established sidewalks, and walkable streets. These physical and social assets compound over time, making older neighborhoods more resilient to market volatility than newer, speculative developments.

02

Longevity Drives Long-Term Value

This contrasts sharply with newer developments that rely on transient populations and high turnover. The older housing stock in Derby is not a barrier to appreciation — it is a foundation. As interest rates remain elevated and new construction costs rise, homes with proven longevity become increasingly attractive to buyers prioritizing stability over novelty.

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