Highest Share Aged 65+ in Colorado — ALEX Intelligence 2026

Cherry Hills Village Leads Colorado in Senior Share

22.7% of residents are 65+ — highest in the state

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THE DATA

22.7%

Share Aged 65 and Over (2024)

Cherry Hills Village has the highest share of residents aged 65 and over in Colorado.

This demographic profile is not a byproduct of aging infrastructure but a deliberate market positioning. The city's blend of low-density zoning, private security, and proximity to high-end medical facilities creates a magnet for retirees with significant capital. This concentration is reshaping local demand patterns, favoring single-family homes with accessibility features and community amenities tailored to mature living.



Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-09-21-aurora-senior-share-place-mkt

01

Retirement Demand Drives Value Capture

As a result, homes in this submarket are experiencing slower turnover but higher price resilience, particularly in neighborhoods with walkable access to medical centers and wellness-focused retail—features increasingly prioritized by the 65+ demographic.



02

The Hidden Inflation Hedge

This insulation creates a counterintuitive market dynamic: even as broader regional affordability erodes, senior-centric communities like Cherry Hills Village maintain value stability through demographic anchoring, turning age profile into an economic moat.

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

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