

#1 in Senior Share — Aurora & Eastern Denver Metro, 2024

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Cherry Hills Village leads Colorado in share aged 65 and over — 22.7% in 2024

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THE DATA

22.7%

Share Aged 65 and Over (2024)

Cherry Hills Village leads the eastern Denver metro in senior population share, with 22.7% of residents aged 65 and over in 2024.

This concentration of older residents reflects a long-term trend in housing preferences, where mature communities with low-maintenance living, proximity to healthcare, and established amenities are increasingly valued. The demographic shift is not accidental — it's a signal of sustained demand for age-in-place housing and adaptive community infrastructure.

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

Demand for Age-In-Place Living Is Rising

The 22.7% senior share in Cherry Hills Village is not just a statistic — it's a market signal. Investors and developers are increasingly prioritizing homes with accessible design, medical proximity, and walkable amenities. This demand is shifting capital toward adaptive reuse of single-family homes, senior-focused mixed-use developments, and neighborhood-level health services. The result is a quiet but powerful reconfiguration of real estate value in the eastern metro.



02

Legacy Communities Are Becoming Strategic Assets

Cherry Hills Village's high senior share is not a barrier to growth — it's a competitive advantage. These established communities offer stable, long-term tenant bases, lower turnover, and strong social capital. For institutional investors, such areas represent predictable cash flows and reduced operational risk. As younger generations increasingly seek stability over speculation, legacy neighborhoods like Cherry Hills are emerging as high-value, resilient real estate assets in the broader Aurora market.

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