

98.2% Owner Occupancy — #1 in Aurora & Eastern Denver Metro

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Todd Creek leads the eastern Denver metro in long-term homeownership

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THE DATA

98.2%

Owner Occupancy Rate (2024)

Todd Creek in Aurora leads the eastern Denver metro with the highest rate of owner-occupied housing.

This level of ownership is not just high — it's exceptional. In a region where affordability pressures are mounting, such a rate suggests that homeownership is not a fleeting aspiration but a deeply embedded cultural and economic norm. The data from the U.S. Census Bureau's 2024 5-Year Estimates confirms that Todd Creek is the most owner-occupied city in the area, a rare benchmark in a time of rising rental demand and migration-driven volatility.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-22-aurora-owner-share-place-mkt>



01

Ownership as a Shield Against Instability

This suggests that long-term homeownership is not just a choice, but a strategic response to economic uncertainty. The data implies that the city's residents are prioritizing asset-building over mobility, anchoring themselves in place despite broader regional volatility.



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The Hidden Cost of Stability

While high ownership rates signal resilience, they also reflect limited housing turnover and reduced rental supply. With 98.2% of homes occupied by owners, new residents face a near-total absence of rental options, especially in higher-income enclaves like Todd Creek. This creates a self-reinforcing cycle: fewer rentals → higher demand for ownership → tighter access to entry-level homes. The result is a market that favors long-term residents but may exclude newcomers, especially younger or lower-income households, even as the region grows.

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