

Oldest Housing Stock in Denver — ALEX Intelligence 2026

Wheat Ridge's 59-Year-Old Homes Lead Denver

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THE DATA

59 years

Median Home Age (2024)

Wheat Ridge's housing stock is the oldest in the Denver metro area, with homes averaging nearly six decades of age.

This age profile reflects decades of stable, low-turnover residential development, with little new construction in the city's core. The result is a deeply rooted community with established infrastructure, mature tree canopies, and neighborhood cohesion that attracts buyers seeking character and permanence.

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



01

Age Is a Strategic Asset

In a market where infill development is constrained by land scarcity and regulatory hurdles, the existing housing stock's age becomes a competitive advantage. Older homes in well-established neighborhoods are inherently more valuable due to their location, access to transit, and proven community stability—features that new construction struggles to replicate quickly.

This structural aging is not a weakness but a signal of enduring demand: buyers are willing to pay premiums for neighborhoods where the fabric of life has been built over generations.

02

The Infill Paradox

Denver's median home age of 49 years—just below Wheat Ridge—reveals a stark contrast: while the city center is still aging, the surrounding suburbs like Applewood and West Pleasant View are even older. This pattern suggests that urbanization has not erased older neighborhoods but instead concentrated new development in newer, less dense zones.

As demand for walkable, transit-accessible living grows, the oldest homes in the metro may be the most resilient. Their location, combined with strong community networks and mature infrastructure, positions them as anchors in an evolving real estate landscape.

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

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