

#1 in Household Size — Aurora & Eastern Denver Metro

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Derby leads the region with 3.4 people per home

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THE DATA

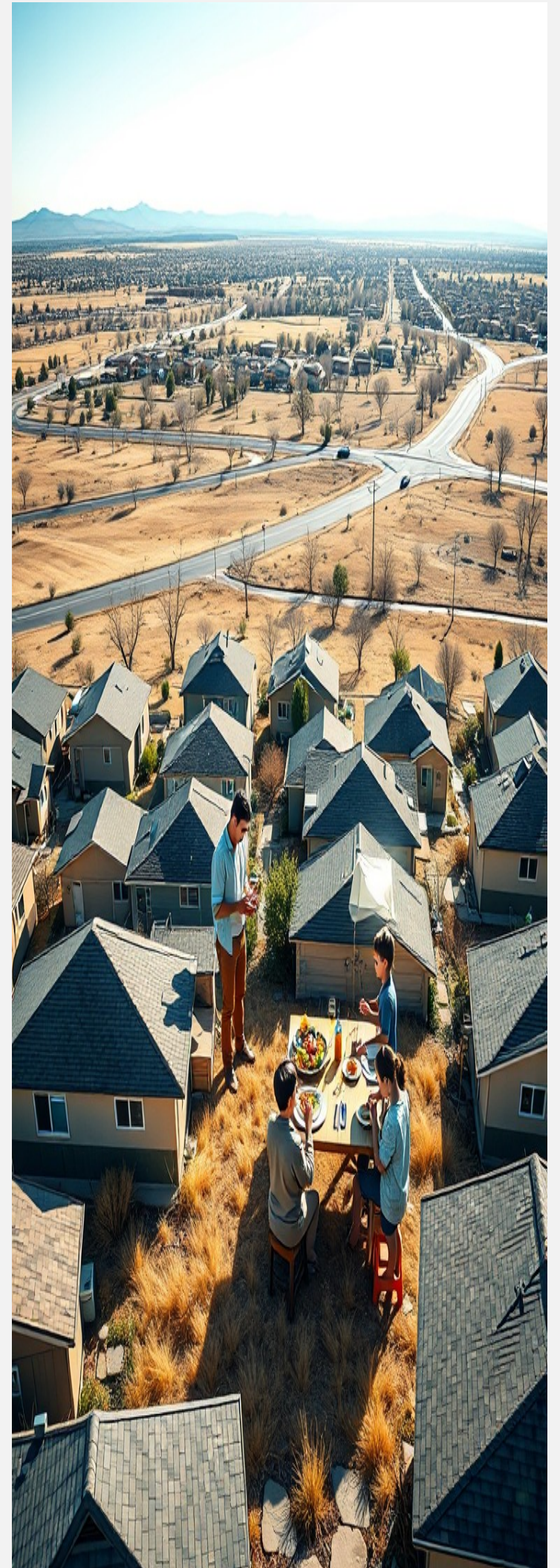
3.4

Average Household Size (2024)

Derby leads the Aurora and eastern Denver metro region in household size.

This figure—3.4 people per household—is the highest in the region and signals a structural shift in housing demand. It reflects not just family growth, but a strategic adaptation to affordability pressures. Households are pooling resources to maintain stability amid rising costs, turning multi-person homes into a de facto economic buffer.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-23-aurora-household-size-place-mkt>



01

Household size is an affordability proxy

In Aurora, where 48% of homes exceed the regional affordability benchmark, larger households are not a demographic trend—they are a survival strategy. The data reveals that homes with more occupants are inherently more affordable per capita, making high-density living a rational response to market constraints. This isn't about preference; it's about economic necessity reshaping family structure and housing demand.

02

Builders are adapting to the new norm

Homebuilders in southern Arapahoe County and Aurora are increasingly designing for four-person households, even in mid-market units. This shift—driven by the 3.4 average—is not just about layout; it's about market realism. Units that accommodate multiple occupants without sacrificing comfort are now the most resilient in a tight affordability landscape. The market is evolving not around income, but around household capacity.



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