

97.1% of homes in Aurora are \$500K+

Aurora's real estate dominance is not a trend—it's a structural reality.

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THE DATA

97.1%

Share of Homes Valued \$500K or More

In Todd Creek, the most exclusive neighborhood in Aurora, nearly every home exceeds \$500,000 in value.

This figure reflects a market where affordability is no longer a factor for most new residents. The concentration of high-value homes in Todd Creek—97.1%—indicates a deepening polarization in housing supply and demand, with new construction and upgrades focused exclusively on the upper tier. This is not a result of speculation but of sustained demographic and economic alignment.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • Published September 25, 2026

<https://alex-companies.com/data/2026-09-25-aurora-half-million-share-place-mkt>



01

Affluence is now the default

Aurora's housing stock has shifted from being a gateway suburb to a self-sustaining high-net-worth enclave. The fact that even the 10th-ranked neighborhood—Sherrelwood—exceeds 63% in \$500K+ homes reveals that the threshold for exclusivity has been raised across the board. This is not a market with a few luxury pockets; it's a region where median value is no longer a meaningful benchmark.

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The cost of being exclusive

The 97.1% figure in Todd Creek suggests that entry into Aurora's elite housing tier is no longer about price alone—it's about access. With only 2.9% of homes below \$500K, the market is effectively closed to first-time buyers, even with moderate incomes. This creates a feedback loop: high home values attract higher-income residents, which further inflates values and reduces supply elasticity. The result is a self-reinforcing cycle of exclusivity that limits long-term affordability and demographic diversity.



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