

#1 Oldest City in Denver by Median Age — ALEX Intelligence 2026

Evergreen is Denver's Oldest City

Median age: 46 years — ALEX Intelligence 2026

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THE DATA

46 years

Median Resident Age (2024)

Evergreen leads Denver's cities in median age, reflecting deep-rooted community stability and long-term residency.

This figure is not a statistical outlier—it is the highest among all Denver-area cities with 2024 American Community Survey data. The data reflects a population that has settled, invested, and aged in place, creating a uniquely stable housing demand profile. Unlike newer developments that rely on transient migration, Evergreen's market is anchored by long-term homeownership and generational continuity.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-26-denver-median-age-place-mkt>



01

Older = More Resilient

This stability is a competitive edge in a high-cost metro. Even as Denver's broader market faces softening, the oldest neighborhoods are the least exposed to speculative correction, making them de facto defensive assets in uncertain times.





02

The Value of Deep Roots

For real estate investors and developers, this suggests that 'aging' neighborhoods are not a liability—but a strategic asset. The highest-value real estate in Denver may not be the newest, but the oldest with proven community cohesion.

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

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