4.0x Top-to-Median Home Value Gap — ALEX Intelligence 2026

4.0x Gap Between Top & Median Home Values

Cherry Hills Village leads Aurora's extreme value dispersion — ALEX Intelligence, 2026

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THE DATA

4.0x

Top-to-Median Home Value Gap (2024)

Cherry Hills Village’s priciest homes sit 4.0 times above the median in the eastern Denver metro.

This 4.0x disparity is not a statistical anomaly—it reflects a fundamental bifurcation in the region’s housing fabric. The gap reveals that the top tier of the market operates under a different economic logic than the middle, with wealth concentration enabling outsized appreciation and capital gains. This divergence is not driven by supply constraints alone, but by deep-seated zoning, land-use, and investment patterns that privilege elite enclaves.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-09-28-aurora-spread-home-value-place

01

Wealth Is Self-Reinforcing

The 4.0x gap is not just a number—it's a mechanism. In Cherry Hills Village, where the top home value is $2,000,001, the capital generated from high-end sales fuels further investment in property, infrastructure, and community amenities. This creates a feedback loop: higher value attracts more high-net-worth buyers, who in turn drive up prices and reinforce exclusivity. This is not trickle-down economics—it's top-up economics, where value accrues at the apex and rarely filters down.

02

Affordability Is a Structural Illusion

The extreme top-to-median gap in Aurora's eastern metro is not a temporary imbalance but a structural condition. Even as new construction rises and inventory grows, the market remains polarized. The $474,200 median price in Four Square Mile—still among the highest in Colorado—cannot serve as a gateway for middle-income households when the next tier starts at $587,500 in Twin Lakes CDP. This is not a housing shortage; it's a value chasm. The result? A population segment that cannot access upward mobility through homeownership, even as the region prospers.

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

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