

#1 of 10 Aurora Metro cities, #1 of 10 Colorado cities — ALEX Intelligence 2024

#1 in Aurora Metro, #1 in Colorado

ALEX Intelligence 2024: Top Cities by Median Home Value

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THE DATA

\$2,000,001

Median Home Value (2024)

Cherry Hills Village leads the Aurora metro and Colorado in median home value.

This figure reflects the enduring concentration of high-net-worth households in the area, supported by long-standing zoning policies that limit density and preserve single-family, large-lot estates. The \$2M+ threshold is not an outlier but a structural feature of the market's top tier.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-09-aurora-home-value-place-mkt>



01

The value gap is not a flaw — it's a feature

The \$2M+ median in Cherry Hills Village is not a statistical anomaly but a direct outcome of decades of exclusionary zoning, restricted development, and high-income household clustering. This is not a market failure — it is a policy-driven market equilibrium. In Aurora's eastern Denver metro, this concentration of wealth reinforces a two-tiered housing system where affordability for the broader population is sacrificed for elite stability.



02

Affordability is not a shortage — it's a choice

The fact that Cherry Hills Village leads in value while other cities in the metro fall below \$1M suggests that affordability is not a supply problem but a distributional one. The market's top tier is not expanding — it is entrenching. This means that policy interventions focused on increasing supply in high-value zones are unlikely to lower prices, because the system is not designed to accommodate more people — it is designed to exclude them.

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