

#1 of 10 cities in eastern Denver metro, #1 of 10 cities in Colorado

#1 in Colorado, #1 in Eastern Denver Metro

Commerce City leads in new housing stock—what this means for Aurora's
future

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THE DATA

7.0%

Share of Homes Built Since 2020

Commerce City leads all cities in the eastern Denver metro and Colorado in new housing construction.

This 7.0% share reflects a concentrated wave of new development, driven by infrastructure readiness, low land costs, and strategic zoning decisions. Unlike older suburban cores, Commerce City is not constrained by legacy housing stock or historic preservation overlays, enabling faster build-out cycles and larger-scale projects.

01

New stock = new opportunity

The dominance of new construction in Commerce City signals a bifurcation in the eastern Denver metro's housing landscape. While older cities like Cherry Hills Village and Greenwood Village retain high-value, low-turnover stock, Commerce City is becoming the primary engine of supply growth. This creates a supply-demand imbalance where new homes are priced to attract first-time buyers, but their proximity to established, high-income neighborhoods may drive up surrounding values through spillover effects.



02

Affordability under pressure

Despite Commerce City's high new-home share, affordability in the broader eastern Denver metro remains under strain. The new stock is largely priced at the upper end of the market, reinforcing the existing divide between new construction and income levels. This suggests that supply expansion alone cannot resolve affordability without concurrent policy intervention.

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