

Evergreen — #1 of 10: Share Aged 65 and Over

Evergreen leads Colorado in senior population

Source: ALEX Intelligence, October 18, 2026

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THE DATA

23.9%

Share Aged 65 and Over (2024)

Evergreen has the highest share of residents aged 65 and over among all cities in the Denver metro area.

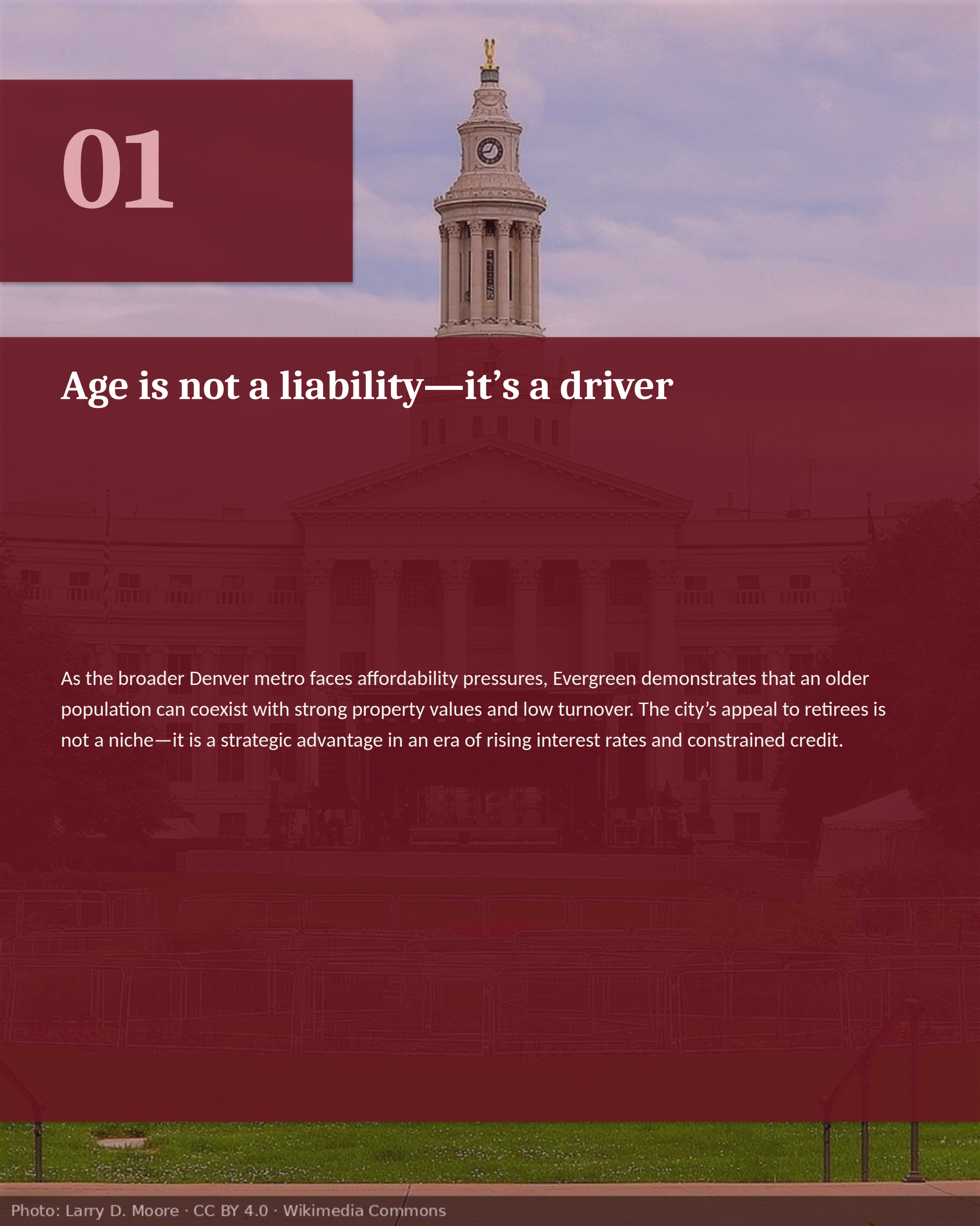
This figure represents a demographic shift that is reshaping housing demand, infrastructure planning, and community services. With nearly one in four residents over 65, Evergreen is not just aging—it is redefining what a mature, stable, and resilient community looks like in the modern Colorado economy.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation

<https://alex-companies.com/data/2026-10-18-denver-senior-share-place-mkt>



Photo: Han Zheng · CC BY-SA 2.0 · Wikimedia Commons

A photograph of the Denver State Capitol building, featuring a prominent clock tower with a golden statue on top. The building is a large, classical-style structure with many windows and columns. In the foreground, there are rows of empty metal bleachers and a green lawn. The sky is blue with some clouds.

01

Age is not a liability—it's a driver

As the broader Denver metro faces affordability pressures, Evergreen demonstrates that an older population can coexist with strong property values and low turnover. The city's appeal to retirees is not a niche—it is a strategic advantage in an era of rising interest rates and constrained credit.

02

The senior wave is redefining urban form

In contrast to high-growth suburbs with rapid turnover, Evergreen's model suggests that mature markets can outperform in long-term resilience. The city's housing market is less volatile, with less speculative activity, and more sustainable demand—making it a blueprint for future-oriented, low-fragility urban development.



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