

#1 of 10: Share of the Market's Seasonal Homes in Its Top Three Cities

54.8% of Aurora's seasonal homes are in just three cities

Englewood leads Colorado in seasonal home concentration

Swipe for insights →

THE DATA

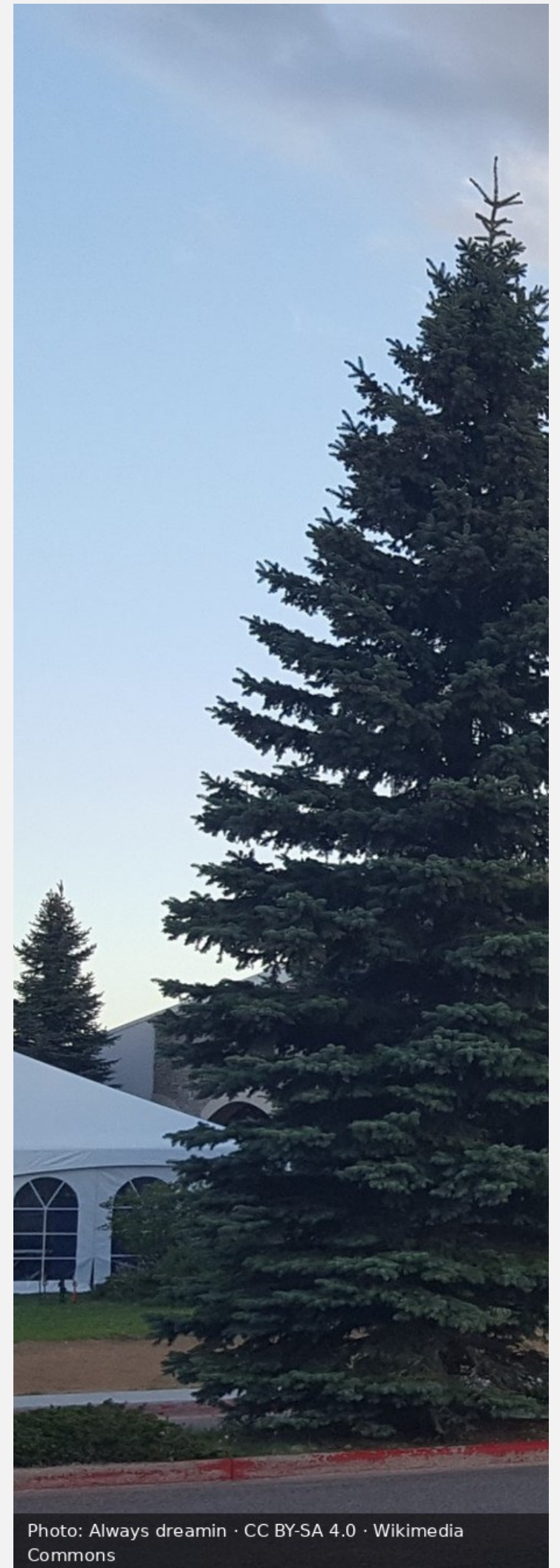
54.8%

Share of the Market's Seasonal Homes in Its Top Three Cities (2024)

Englewood, Centennial, and Commerce City collectively host over half of Aurora's seasonal homes.

This concentration reveals a structural shift in second-home demand, with high-income households clustering in specific urban nodes rather than dispersing across the metro. The data reflects both infrastructure maturity and perceived desirability in these areas.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-28-aurora-concentration-seasonal-homes-place>



A photograph of a house with a snow-covered roof and a red overlay. The house is partially obscured by a large red rectangle that covers the middle and bottom portions of the image. The roof is covered in a layer of snow, and the sky is a pale, overcast grey. The red overlay is semi-transparent, allowing the underlying image to be visible. In the top left corner, the number '01' is displayed in a large, white, serif font. Below the number, the title 'The market is becoming a magnet for seasonal capital' is written in a white, sans-serif font. Further down, a paragraph of text is presented in a smaller white, sans-serif font. At the bottom of the image, a thin white line separates the main content from a footer that contains a photo credit.

01

The market is becoming a magnet for seasonal capital

The dominance of Englewood, Centennial, and Commerce City in seasonal home ownership signals that these cities are now primary investment destinations for high-net-worth buyers. This isn't just about vacation homes — it's about capital deployment in high-growth, high-liquidity corridors with strong infrastructure and access to employment hubs. The clustering suggests a self-reinforcing cycle: more seasonal buyers attract more amenities, which attract more buyers.

02

Affordability is being redefined by location

As seasonal homes concentrate in a few high-demand cities, the broader Aurora market faces a divergence: core areas become increasingly unaffordable for local residents, while peripheral zones remain underutilized. This spatial polarization means affordability isn't just about price — it's about access to places where capital and lifestyle are concentrated. For local buyers, the challenge isn't just income; it's geography.



Photo: Nolabob · CC0 · Wikimedia Commons

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

Diane Hart Alexander, MBA, MHA

Chair & CEO, ALEX Companies

Designated Broker, Alexander Tiffany Southwest, LLC dba ALEX.realestate, et.al.

Texas License #574877-B · Broker License #565194-BB

diane@alex.realestate · +1 713.591.9902



ALEX Intelligence
deep intelligence

ALEX Real Estate
genius real estate

ALEX Advisory
uncontested strategy

ALEX Cares
purposeful philanthropy

