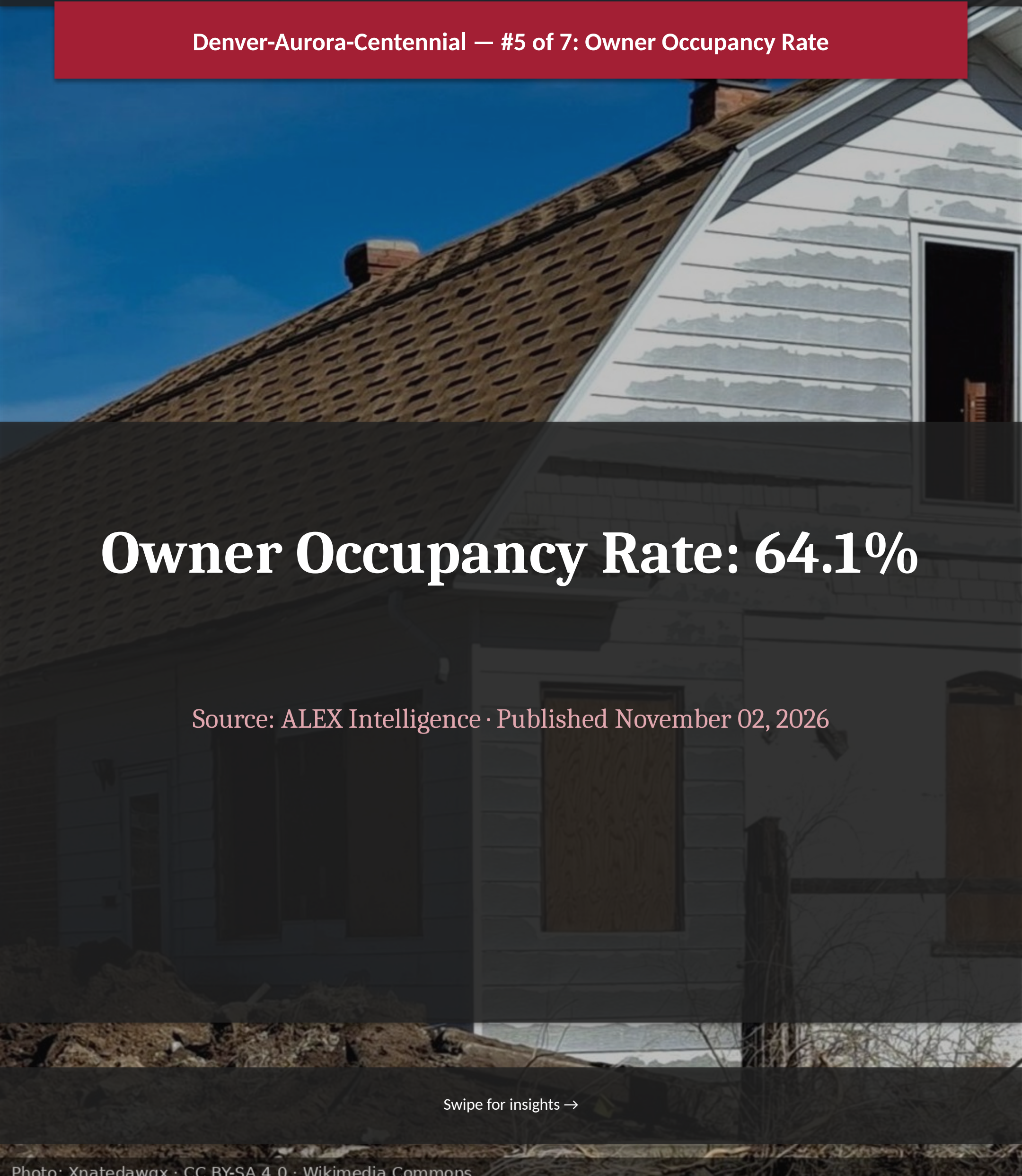
Denver-Aurora-Centennial — #5 of 7: Owner Occupancy Rate



Owner Occupancy Rate: 64.1%

Source: ALEX Intelligence · Published November 02, 2026

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THE DATA

64.1%

Owner Occupancy Rate (2024)

Denver-Aurora-Centennial ranks #5 of 7 Colorado metros in owner occupancy, reflecting a stable but moderate level of homeownership.

This figure underscores a market where ownership remains entrenched, even as affordability pressures mount. Unlike rapidly appreciating markets that push first-time buyers out, Denver's 64.1% owner occupancy rate suggests a mature, self-sustaining housing ecosystem. The stability may reflect long-term residents holding onto homes despite rising costs, signaling resilience rather than collapse.



Photo: Cathy Cline · CC BY-SA 3.0 · Wikimedia Commons

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-02-denver-standing-owner-share-msa

01

Ownership as a buffer against volatility

Denver’s 64.1% owner occupancy rate isn’t just a number—it’s a structural advantage. In a high-rate environment, owner-occupied homes act as a shock absorber, reducing turnover and stabilizing neighborhood quality. With fewer speculative rentals and a larger base of long-term residents, Denver may be better insulated from the kind of rental-driven disinvestment seen in other metro areas during economic shifts.

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02

The hidden cost of stability

While owner occupancy is high, it may also signal a lack of mobility. At #5 among Colorado metros, Denver lags behind Greeley, Grand Junction, and Pueblo in owner occupancy, suggesting that upward mobility—particularly for younger residents or lower-income households—is constrained. The high rate may reflect entrenched demographics rather than opportunity, potentially limiting demographic renewal and innovation in the housing market.

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

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