Greenwood Village — #1 of 10: Home Value to Income Ratio

Greenwood Village leads Colorado in home affordability pressure

Home Value to Income Ratio: 8.3x | Source: ALEX Intelligence, 2026

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THE DATA

8.3x

Home Value to Income Ratio (2024)

Greenwood Village has the highest ratio in the eastern Denver metro and across Colorado.

This means a home in Greenwood Village costs 8.3 years of median household income to purchase — the highest in the state. The ranking reflects a growing divide between rising home values and stagnant wage growth, particularly in high-income enclaves where demand outpaces supply. While median incomes remain elevated, the ratio reveals that affordability is not about income alone, but about the speed at which prices are rising relative to earnings.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-05-aurora-value-to-income-place-mkt

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Affordability pressure is concentrated, not uniform

The fact that Greenwood Village leads Colorado in this ratio — while neighboring communities like Englewood (6.6x) and Sheridan (6.3x) are significantly lower — shows that affordability stress is not a regional trend but a hyper-local one. This suggests that market dynamics are driven by micro-level factors such as school quality, infrastructure investment, and zoning constraints, rather than broad macroeconomic forces. For Aurora’s broader suburbs, this means that even as median home values rise, the burden is unevenly distributed across neighborhoods.

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High ratios signal future supply constraints

A ratio of 8.3x is not sustainable over time without a corresponding wage surge. With the Kansas City Fed reporting stagnant income growth in Arapahoe and Adams counties, the high ratio in Greenwood Village indicates that the market is nearing a tipping point. As more households are priced out, demand may shift toward lower-cost areas in Aurora, such as Shaw Heights or Berkley, which currently sit at 5.6x and 5.5x. This could trigger a migration of first-time buyers and renters into those zones — accelerating price growth there and creating a new affordability frontier.

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