Todd Creek — #1 of 10: Share of Homes That Are Single-Family Detached

Todd Creek Leads Colorado in Single-Family Homes

Source: ALEX Intelligence · Published November 07, 2026

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THE DATA

98.5%

Share of Homes That Are Single-Family Detached (2024)

Todd Creek, in the Aurora–eastern Denver metro, has the highest concentration of single-family detached homes in Colorado.

This figure represents a near-total dominance of detached housing, a structural feature that sets Todd Creek apart from other communities in the region. With 98.5% of homes being single-family detached, it reflects a deep-rooted commitment to low-density, standalone living — a model that persists despite rising land costs and regional population growth. This configuration is not just a preference; it is a foundational element of the area's long-term housing stability.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-07-aurora-single-family-share-place-mkt

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Density as a Stability Mechanism

The dominance of single-family detached homes in Todd Creek is not a relic of the past but a strategic choice with present-day implications. In an era of rising interest rates and tighter lending, homes of this type tend to hold value more predictably. Their standalone nature reduces shared maintenance costs and legal complexity, making them more attractive to long-term owners and less vulnerable to market volatility. This structural advantage may explain why Todd Creek has maintained housing resilience even as neighboring areas see increased multifamily development and price pressure.

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The Paradox of Exclusivity

While Todd Creek leads Colorado in single-family share, its exclusivity could signal future supply constraints. With nearly all homes already built as single-family detached, the city has limited room for new construction without expanding into adjacent land — a path that faces zoning and environmental hurdles. This creates a self-reinforcing equilibrium: high demand for detached homes is met by a fixed supply, which in turn sustains premium pricing and limits affordability. For Aurora's eastern metro, this pattern suggests that future growth may come not from more detached homes, but from redeveloping existing ones or increasing density in adjacent areas like Commerce City or Cherry Hills Village.

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