Cherry Hills Village — #1 of 10: Median Monthly Owner Cost

Cherry Hills Village leads Colorado in owner cost

Median monthly cost: $4,001 — source: ALEX Intelligence, 2026

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THE DATA

$4,001

Median Monthly Owner Cost (2024)

Cherry Hills Village is the most expensive city in Colorado for monthly ownership costs.

This figure reflects the combined cost of mortgage, property taxes, insurance, and utilities for a typical homeowner. The high cost is driven by premium home values, low inventory, and high demand for large, single-family estates in a master-planned community with extensive amenities. The data underscores that ownership in Cherry Hills Village is not just about housing—it's about access to exclusive infrastructure and services.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-22-aurora-owner-cost-place-mkt

01

Owner cost stratification reveals market tension

The fact that Cherry Hills Village leads Colorado in median monthly owner cost—by nearly $1,000 over Todd Creek—reflects a deepening divide between high-income enclaves and the broader Aurora metro. While the city maintains elite status, this cost gap signals that the region’s affordability crisis is not uniform. Lower-income households in nearby communities like Englewood and Sherrelwood face disproportionate pressure, even as new construction activity continues in higher-cost zones. This stratification is not a temporary spike but a structural feature of the area’s evolving real estate ecology.

02

Affordability is not a single metric

The ranking shows that high owner cost does not equate to high market pressure—Cherry Hills Village's $4,001 cost is balanced by strong equity growth, low turnover, and minimal rent growth. This suggests that the city functions as a long-term wealth preservation zone rather than a speculative hotspot. For investors and developers, the takeaway is that high cost does not imply high risk; instead, it signals stability, exclusivity, and a self-reinforcing ecosystem of high-income residents, quality schools, and secure infrastructure. The real challenge lies not in cost, but in replicating that ecosystem elsewhere in the metro.

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