Derby — #1 of 10: Median Home Age

Derby Leads Colorado in Home Age

Median Home Age: 65 years | Source: ALEX Intelligence, 2026

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THE DATA

65 years

Median Home Age (2024)

Derby has the oldest housing stock in the Aurora and eastern Denver metro, according to the latest ALEX Intelligence data.

This figure reflects decades of postwar suburban development and limited new construction. The 65-year median age in Derby signals deep-rooted housing stock that has not been replaced by modern builds, shaping long-term affordability, maintenance costs, and investment potential across the region.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-24-aurora-median-home-age-place-mkt

01

Legacy Housing = Strategic Advantage

For investors, this means predictable cash flow from long-tenured tenants and lower acquisition costs than newer subdivisions. The market’s maturity also reduces speculative volatility, creating a rare equilibrium in a high-demand metro.

02

The Paradox of Aging Stock

This creates a second-order opportunity: targeted rehab and renovation capital. As energy efficiency incentives and local grants expand, properties in Derby are poised to capture value through upgrades—turning legacy housing into high-performance assets without new construction.

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

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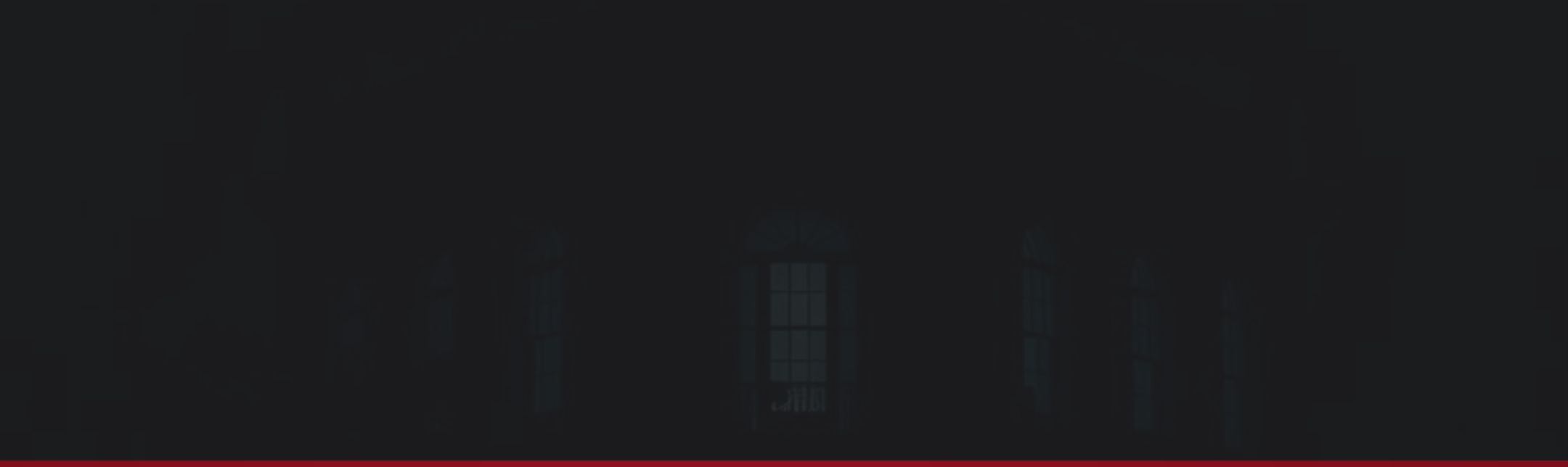

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