Cherry Hills Village — #1 of 10: Share Aged 65 and Over

Cherry Hills Village leads Colorado in senior share

22.7% aged 65+ — source: ALEX Intelligence, 2026

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THE DATA

22.7%

Share Aged 65 and Over (2024)

Cherry Hills Village holds the highest share of residents aged 65 and over in Colorado.

This figure reflects a deepening demographic shift in affluent suburban enclaves of the eastern Denver metro. The concentration of older residents is not accidental — it is the result of decades of planned, low-density development that prioritized walkability, privacy, and access to healthcare infrastructure. As life expectancy rises and retirement migration accelerates, this cohort is reshaping demand patterns across housing, services, and community design.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-25-aurora-senior-share-place-mkt

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Senior demand is driving housing innovation

The ripple effect is visible across Aurora’s eastern edge, where builders are beginning to pilot similar models in neighborhoods with growing retirement populations. The market is learning that aging-in-place is not a passive condition but an active investment in longevity, accessibility, and emotional security.

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Affordability is not the only filter

For real estate strategists, this is a critical pivot: the next frontier of value creation is not just price but purpose. The most resilient communities will be those that design for longevity — not just for younger families, but for retirees who are not just surviving, but thriving. The future of Aurora's eastern edge may not be defined by newness, but by sustainability.

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