Todd Creek — #1 of 10: Owner Occupancy Rate

Todd Creek leads Colorado in owner occupancy

98.2% owner-occupied — ALEX Intelligence, 2026

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THE DATA

98.2%

Owner Occupancy Rate (2024)

Todd Creek ranks #1 in both the Aurora metro and the state of Colorado.

This near-universal homeownership reflects deep community roots and long-term stability in Todd Creek. Unlike markets with high turnover or speculative investment, this city's housing stock is overwhelmingly occupied by residents who live there permanently, not as rentals or short-term investments.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-27-aurora-owner-share-place-mkt

01

Stability over speculation

It suggests that residents are not fleeing economic stress but are instead anchoring themselves in neighborhoods where long-term ownership is the norm, reducing displacement risk and reinforcing neighborhood cohesion.

02

The cost of permanence

In a region where median income lags behind the 10th District average and foreclosure activity is rising, the permanence of Todd Creek's homeownership could reflect financial resilience—or the inability to exit a home due to constrained options.

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