Derby — #1 of 10: Average Household Size

Derby Leads Aurora in Household Size

Source: ALEX Intelligence · Published November 28, 2026

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THE DATA

3.4

Average Household Size (2024)

Derby has the highest average household size in the Aurora and eastern Denver metro area.

This figure, drawn from the U.S. Census Bureau's 2024 American Community Survey 5-Year Estimates, reflects a growing trend in multi-generational and extended-family living in Derby. The data shows that homes in Derby are not only larger in physical footprint but also in social and economic function — housing more people per unit than any other city in the metro.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-28-aurora-household-size-place-mkt

01

Family Density Drives Demand

The implication is clear: markets that can’t accommodate larger households may see slower absorption rates, while those with existing or adaptable housing stock — like Derby — are better positioned for sustained demand. This is not about affordability alone; it’s about housing efficiency in a high-cost environment.

02

The Hidden Supply Constraint

This tension between demographic density and supply elasticity may be a leading indicator of future affordability stress. The fact that Derby is the only city in the metro to exceed 3.4 people per household suggests it is already at the forefront of this shift — and could become a bellwether for how other communities adapt.

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