

Centennial Relocation Playbook

Your comprehensive guide to relocating to one of Denver's most sought-after suburbs. Centennial offers the perfect blend of suburban tranquility, urban convenience, and family-friendly amenities. Whether you're drawn by top-rated schools, excellent commuter access, or the promise of mountain-view living, this playbook will help you navigate every step of your move.



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Everything you need to make an informed decision about calling Centennial home. This guide covers the essentials—from neighborhood character and housing trends to practical details like utilities and commute times—plus insider tips that only locals know.

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Vibe at a Glance

Centennial strikes that rare balance between peaceful suburban living and big-city convenience. This is a place where neighbors still wave hello, where kids bike to well-maintained parks, and where a 20-minute drive puts you in downtown Denver or the foothills.

The Atmosphere

Centennial feels intentionally quiet. Tree-lined streets, meticulously maintained yards, and low crime rates create an environment where families thrive. The pace is relaxed without being sleepy—you'll find active community centers, bustling coffee shops, and weekend farmers markets that bring neighbors together.

The Convenience

You're never far from what you need. Multiple RTD light rail stations connect you to downtown and DIA. Major employers in the Denver Tech Center are minutes away. Shopping, dining, and entertainment at SouthGlenn put national retailers and local favorites at your doorstep. It's suburban comfort with urban proximity.

The crown jewel is the school situation. Pockets served by Cherry Creek School District and Littleton Public Schools draw families specifically for educational excellence. Combine that with walkable neighborhoods like Southglenn, robust recreational facilities through South Suburban Parks and Recreation, and easy highway access, and you have a community that checks nearly every box for relocating families and professionals.

Fast Facts

107K

Population

A thriving community that's grown strategically

41.8

Median Age

Established families and professionals

\$128K

Median Household Income

Strong earning power and economic stability

With 107,386 residents, Centennial is Colorado's 10th largest city, yet it maintains a neighborhood feel that larger suburbs often lose. The median age of 41.8 reflects a mature, established community—think professionals in their peak earning years, families with school-age children, and empty-nesters who chose to stay for the quality of life.

The median household income of \$128,167 is significantly above both state and national averages, reflecting the concentration of white-collar professionals working in tech, healthcare, finance, and other high-paying sectors centered in the nearby Denver Tech Center. This economic strength translates to well-funded schools, maintained infrastructure, and amenities that rival communities twice the size.

Centennial's Signature Destination

Centennial Center Park serves as the community's living room. The 11-acre park features a popular splash pad that's packed on summer days, an amphitheater hosting free concerts and movie nights, extensive playgrounds, and open green spaces perfect for pickup soccer or kite flying. It's where you'll see the community come together—from morning dog walkers to evening concert-goers. The park embodies what makes Centennial special: thoughtful design, family focus, and a commitment to quality public spaces.

Housing Snapshot



12-Month Market Overview (as of October 2025)

The Centennial housing market reflects Denver metro's broader strength while offering better value than some inner-ring suburbs. Here's what the numbers tell us about buying here right now.

\$620,000
Median Sale Price
32 Days
Median Days on Market
99.0%
Sale-to-List Ratio

At a median sale price of \$620,000, Centennial positions itself in the sweet spot of Denver metro housing—more accessible than Cherry Hills or certain Highlands Ranch pockets, but reflecting the premium of excellent schools and superior amenities. This price point typically gets you a well-maintained 3-4 bedroom home with an attached garage, finished basement, and access to community facilities.

The 32-day median time on market indicates a balanced market—not the frenzy of the 2020-2021 era, but healthy enough that quality homes don't languish. Buyers have time to make informed decisions without facing multiple-offer situations on every property, though the best listings in prime school boundaries still move quickly.




The 99.0% sale-to-list ratio reveals realistic pricing. Sellers and their agents are setting expectations appropriately, and buyers are finding fair value. You're not routinely bidding over asking, but lowball offers won't get much traction either. This equilibrium benefits buyers who do their homework—there's room to negotiate on properties that have sat for 45+ days or need cosmetic updates, but move-in ready homes in Willow Creek or Homestead areas will see stronger competition.

Buyer's Reality Check: Inventory varies significantly by price band. Under \$550,000, you'll face more competition and may need to compromise on location or condition. The \$550,000-\$750,000 range offers the most options and negotiating room. Above \$750,000, you're looking at larger homes in premium locations—these can sit longer, creating opportunities for well-positioned buyers.

Commute & Access

Centennial's location delivers genuine convenience for both car commuters and transit users. You're positioned to access Denver's major employment centers, the airport, and mountain recreation without the time penalties of fringe suburbs.

Drive Times (Off-Peak / Rush Hour)

		
Denver Tech Center	Downtown Denver	Denver International Airport
5–15 min / 15–25 min	25–35 min / 35–55 min	35–50 min / 45–65 min

The Denver Tech Center proximity is Centennial's biggest commute advantage. Many neighborhoods put you 10 minutes from major employers like Charles Schwab, Arrow Electronics, and Lockheed Martin. Even during peak hours, you're looking at a 20-minute drive maximum for most DTC locations—a massive quality-of-life win compared to Broomfield or Castle Rock residents making the same commute.

Downtown Denver access runs 25-35 minutes in light traffic, stretching to 35-55 minutes during morning and evening rushes. I-25 is the main corridor, and yes, it gets congested between the Tech Center and downtown, especially around the I-25/I-225 interchange. This is where RTD light rail becomes your best friend.

RTD Light Rail Stations

Your Transit Options

- **Dry Creek Station** – E, F, and R lines serving DTC and downtown
- **Arapahoe at Village Center Station** – Convenient to Southglenn area
- **Orchard Station** – R line serving the southern corridor

These three stations give Centennial residents genuine transit options. The E and F lines run frequently during commute hours (every 15 minutes), getting you to Union Station in about 40 minutes. Park-and-ride lots fill early on weekdays, but many neighborhoods within Centennial put you within biking or walking distance of a station.

For airport trips, the direct drive via E-470 toll road takes 35-50 minutes depending on your starting point. The A Line from Union Station is an alternative—drive or take light rail downtown, then catch the airport train. Total time is similar, but you avoid parking fees and travel stress.

Schools & Enrollment

School quality drives many Centennial relocations, and for good reason. The city spans two highly regarded districts: Cherry Creek School District (CCSD) and Littleton Public Schools (LPS). Both consistently rank among metro Denver's top performers, but the devil is in the details—and the boundaries.

Understanding the Districts

Cherry Creek School District is Colorado's third-largest district and one of its most celebrated. CCSD schools in Centennial—like Dry Creek Elementary, Campus Middle School, and Cherry Creek High School—draw families specifically for their academic programs, extracurriculars, and college preparation focus. Class sizes are reasonable, facilities are modern, and the district invests heavily in technology and advanced coursework.

Littleton Public Schools serves the western portions of Centennial and punches above its weight for a smaller district. LPS schools emphasize personalized learning and community connection. Families love the smaller-school feel while still accessing strong academics and comprehensive programs.

Both districts offer full-day kindergarten, robust special education services, and gifted-and-talented programs. What differs is the scale—CCSD schools tend to be larger with more specialized offerings, while LPS schools provide an intimate environment where teachers know every student's name.

Enrollment Considerations

Both districts manage capacity carefully. Some elementary schools in high-demand pockets operate near capacity, occasionally leading to boundary adjustments or overflow to nearby schools. CCSD uses a boundary review process every few years—something to research if you're buying in a growth area.

High schools get particular attention. Cherry Creek High School has an excellent reputation and a massive enrollment (over 3,700 students), offering unprecedented variety in academics, athletics, and arts. Some families prefer this scale; others seek smaller environments. Arapahoe High School (also CCSD) and nearby Littleton High School provide strong alternatives with smaller student bodies.

Private school options are plentiful in the greater metro area, but most Centennial families choose public schools—testament to the districts' quality and the property taxes funding them.

Critical Buyer Action

Always verify school boundaries before making an offer. Centennial's district lines are complex, and boundaries shift periodically due to enrollment management. Adjacent streets can feed to different schools.

Never rely on listing descriptions or realtor claims. Use official district tools:

- CCSD Boundary Locator
- LPS School Finder

Enter the exact property address to confirm elementary, middle, and high school assignments. This is non-negotiable homework.

Neighborhood Micro-Areas

Centennial isn't monolithic. It's a patchwork of distinct neighborhoods, each with its own character, amenities, and appeal. Knowing these micro-areas helps you target your search and find the right fit for your lifestyle.

	<div>Willow Creek I & II</div> <div>The gold standard for Centennial family living. Willow Creek features swim and tennis clubs, mature trees, well-maintained homes from the 1990s-2000s, and strong CCSD school boundaries. Homes range from \$550K-\$850K. The community vibe is active—you'll see families at the pool all summer and neighbors walking the creek trail year-round. HOA fees fund amenities and consistent landscaping standards.</div>
	<div>Homestead in the Willows</div> <div>Adjacent to Willow Creek with similar appeal but slightly newer construction (early 2000s). Many homes back to open space or the Willow Creek Trail system. Strong schools, active HOA, and a family-friendly atmosphere. Slightly less expensive than Willow Creek proper, typically \$520K-\$750K. Great compromise if you want the location without the premium.</div>
	<div>Heritage Greens</div> <div>Golf course living without the country club price tag. Homes surrounding Homestead Golf Course offer views and access to the semi-private course. Mix of townhomes, paired homes, and single-families. Appeals to empty-nesters and golfers. Less emphasis on schools, more on lifestyle. Prices \$400K-\$650K depending on property type and proximity to fairways.</div>
	<div>Foxridge</div> <div>Centennial's "character" neighborhood. Homes from the 1970s-80s on larger lots with mature landscaping. Ranch-style and bi-level homes dominate. Appeals to buyers wanting more space and trees at accessible prices (\$450K-\$600K). Many homes need updates, creating equity opportunity for handy buyers. Strong community feel with longtime residents.</div>
	<div>Southglenn</div> <div>Centennial's walkable urban-suburban hybrid. Proximity to The Streets at SouthGlenn puts you steps from Whole Foods, restaurants, and entertainment. Mix of older homes, modern infill, and condos. Attracts young professionals and downsizers who want convenience. Light rail access at Arapahoe station. Prices vary wildly: \$350K condos to \$800K updated single-families.</div>
	<div>Piney Creek</div> <div>Eastern Centennial with newer development. Larger lots, more modern construction (2000s-2010s), and backing to open space. Trade-off: further from DTC and major shopping, but quieter and more suburban feel. Strong value proposition at \$550K-\$700K for updated homes. Growing community with young families.</div>
	<div>Arapahoe Lake & Palos Verdes</div> <div>Southern Centennial pockets with distinct identities. Some of the best value in city limits (\$475K-\$650K). Mix of ranch and two-story homes from 1980s-90s. Residents value larger lots, established trees, and quieter streets. Schools vary by specific location—verify boundaries carefully. Appeals to families prioritizing space and budget flexibility.</div>

Parks, Trails & Recreation



Centennial's quality of life shines through its parks and recreation infrastructure. The South Suburban Parks and Recreation District (SSPRD) operates some of metro Denver's best facilities, and the city's trail network connects neighborhoods to regional systems.

SSPRD Facilities: Your Recreation Headquarters



South Suburban Sports Complex

40+ acres dedicated to youth and adult sports. Immaculate fields for soccer, baseball, softball, and lacrosse. Hosts tournaments that draw teams regionally. If your kids play sports, you'll spend time here—and the facilities will impress you.



Family Sports Center

Two NHL-sized ice rinks hosting everything from learn-to-skate to beer league hockey. Also features a golf learning center with covered hitting bays and instruction—perfect for year-round practice. Fitness center with modern equipment and classes rounds out the offerings.



Goodson Recreation Center

The community hub. Indoor/outdoor pools, fitness center, gymnasium, and group fitness studios. Senior programming, youth camps, and drop-in activities keep the building buzzing. Residents pay discounted rates; annual passes run around \$400 for families—exceptional value for what you get.

Trail Systems: Get Outside Your Door

High Line Canal Trail is Centennial's signature path—a 71-mile regional trail running through the city. Perfectly maintained, mostly flat, and ideal for walking, running, or cycling. Connect to coffee shops, parks, and neighboring communities. Many Centennial homes back to or sit near the trail.

Willow Creek Trail winds through eastern Centennial neighborhoods, connecting parks and open spaces. Less crowded than High Line Canal and great for a quick evening walk or kid-friendly bike ride.

Cherry Creek State Park sits just minutes north—4,000+ acres featuring a reservoir for boating, swimming beaches, miles of trails, and camping. Your weekend recreation destination without leaving the metro area. Bike from certain Centennial neighborhoods or drive 10 minutes.

The combination of district facilities and trail access means you can live an active outdoor lifestyle without dedicated mountain trips—though the mountains are only an hour away when you want them. Families love the summer camps, sports leagues, and year-round programming. Empty-nesters and young professionals appreciate the fitness options and social opportunities. It's infrastructure that justifies the property taxes you'll pay.

Your 30-Day Soft-Landing Plan

Before you make an offer, invest a month getting to know Centennial beyond the listings. This plan helps you experience the community's rhythm, test your commute, and identify your ideal neighborhood. Think of it as due diligence that prevents buyer's remorse.



Ready to Make Your Move?

Centennial offers the rare combination of suburban peace, urban proximity, excellent schools, and genuine community—but only if you land in the right neighborhood for your needs. This guide provides the framework; your on-the-ground research completes the picture.

Work With Andrew

As a Centennial specialist, I help buyers navigate school boundaries, metro districts, and neighborhood nuances that generic advice misses. I preview homes before you waste time, negotiate with local market knowledge, and connect you with trusted inspectors and lenders who know this area.