

THE ULTIMATE NEIGHBORHOOD GUIDE

Moving to Denver?

Find your perfect place to land.

A relocation buyer's playbook to the Denver Metro — neighborhood by neighborhood, school by school, and home by home. Built for families, remote pros, executives, and new-construction buyers making the move to Colorado.

12 NEIGHBORHOODS

SCHOOL DISTRICTS

NEW CONSTRUCTION

COST OF LIVING

Dipo Phillips

Denver Relocation Specialist & New Construction Advisor

312-282-1771 · livingindencolorado@gmail.com · livingindenco.com

exp[®]
REALTY

Your Relocation Roadmap

- 01 Executive Summary — Why Denver?** The move, the lifestyle, and the numbers behind the boom.

- 02 How to Choose the Right Neighborhood** Eight factors every relocation buyer should weigh.

- 03 Neighborhood Profiles & Scorecards** Twelve in-depth profiles with relocation scores.

- 04 At-a-Glance Comparison Tables** Best for families, pros, luxury, walkability & more.

- 05 The Denver New Construction Guide** Builders, incentives, timelines, and growth corridors.

- 06 Cost of Living & City Comparisons** How Denver stacks up against the markets you're leaving.

- 07 Frequently Asked Questions** 15+ answers to the questions relocation buyers ask most.

- 08 Let's Work Together** Your next steps and how to reach me.

START HERE

Not sure where to begin? Let's map it out together.

Book a free Denver Relocation Strategy Call and we'll narrow 12 neighborhoods down to your top 3 — based on your budget, commute, schools, and lifestyle.

SCHEDULE YOUR STRATEGY CALL →

01

Executive Summary: Why Denver?

For more than a decade, Denver has been one of America's fastest-growing metros. Here's what's pulling families, professionals, and executives to the Front Range — and why so many never look back.

Why Everyone's Moving to Denver

If you're reading this from California, Texas, Illinois, New York, or Florida, you're in good company. Denver has spent over a decade near the top of the "fastest-growing city" lists, and the reasons are simple: real jobs, real mountains, real sunshine, and a cost of living that — for many transplants — feels like a raise.

Denver isn't just having a moment. It's been one of the fastest-growing major metros in the country for years, drawing a steady stream of new residents from higher-cost coastal cities. People come for the economic opportunity, stay for the outdoor lifestyle, and are often surprised by how much further their housing dollar stretches once they arrive.

300+

DAYS OF SUNSHINE

3.4%

UNEMPLOYMENT RATE

4.4%

FLAT STATE INCOME TAX

\$585k

MEDIAN SINGLE-FAMILY HOME

A Lifestyle Built Around the Outdoors

With more than 300 days of sunshine a year — yes, more than Miami or Los Angeles — Denver practically dares you to stay inside. The real magic is what's within an hour of downtown: world-class skiing, hiking, cycling, and climbing right at the edge of the Rocky Mountains. That kind of access turns "weekend warrior" into a way of life, and it's a huge part of why people who move here tend to put down roots.

"Within an hour's drive, you can go from a downtown high-rise to a mountain trailhead. That's the trade most transplants didn't know they were missing."

A Job Market That Backs It Up

A great lifestyle only works if the paychecks follow — and Denver delivers. The local economy is diverse and resilient, with an unemployment rate of 3.4%, below the national average. Growth is spread across aerospace, technology, healthcare, and professional services, so you're not betting your career on a single industry. Add a flat 4.4% Colorado state income tax and no city income tax, and the financial picture gets even friendlier, especially for buyers coming from high-tax states.

Four Real Seasons (Without the Misery)

Denver gives you four distinct seasons without going to extremes. Summers are warm and sunny and made for patios and trails. Winters bring snow and easy access to the slopes, then melt off fast thanks to all that sunshine. Spring and fall are mild and genuinely pleasant. For buyers leaving year-round heat or gray coastal winters, the variety is a welcome change.

The Cost-of-Living Surprise

Here's where Denver wins a lot of hearts. Overall cost of living runs about 9% above the national average — almost entirely because of housing. But compared to San Francisco, Los Angeles, Seattle, or New York, your housing dollar goes dramatically further here. Even better, energy bills run about 18% below the national average. As a rough benchmark, a single adult is generally comfortable in the \$78,000–\$85,000 range, while a family of four aiming to own a home tends to target a household income of \$135,000–\$150,000.

HOW TO READ THIS GUIDE

Skim the comparison tables (Section 04) to find your shortlist fast, then dive into the full neighborhood scorecards (Section 03) for the detail. Planning to build? Jump to the New Construction Guide (Section 05). Want a personalized shortlist? My contact info is on the last page.

SOURCES Navigating Denver, Denver Relocation Guide 2026; AvenueWest Denver, Denver Cost of Living: 2025 Breakdown. Figures reflect 2025–2026 research compiled for this guide.

02

How to Choose the Right Neighborhood

The Denver Metro is really a collection of distinct communities, each with its own personality. Before you fall for a listing photo, run your shortlist through these eight factors.

Eight Factors That Make (or Break) the Fit

Choosing where to live is the biggest decision of your move — bigger than the house itself. The right home in the wrong neighborhood is still the wrong move. Here's how relocation buyers should think it through.

1 Community & Lifestyle Vibe

Every neighborhood has a feel. Families tend to gravitate toward parks, playgrounds, and community events — think Washington Park or Highlands Ranch. Those after nightlife, trendy restaurants, and culture lean toward Highlands/LoHi or Cherry Creek. If trails and open space top your list, Castle Rock and Parker deliver. And if you want neighbors who actually know your name, Washington Park and Platt Park are known for that close-knit feel.

2 Schools & School Districts

For families, schools often drive the whole search. The standout districts are Douglas County, Cherry Creek, and Littleton Public Schools, all consistently ranked among Colorado's best. Denver Public Schools — the largest district — offers public and charter options, including specialized programs like the Denver School of Science and Technology (DSST). To dig into specific schools, use GreatSchools.org and the Colorado Department of Education's SchoolView.

3 Walkability

How much you can do on foot varies a lot here. Cherry Creek and Highlands/LoHi are the most walkable, with restaurants, coffee shops, parks, and shopping all close by. Washington Park is pleasant to stroll, especially around the park itself. Most suburbs are more car-dependent — great for space, less so for ditching the car.

4 Commute & Accessibility

Pin down your daily destinations first. Central neighborhoods get you downtown fast. For the Denver Tech Center (DTC), Greenwood Village and Centennial are ideally placed. Frequent flyers like Aurora for its easy reach to Denver International Airport. I-25 and C-470 tie the metro together, and the RTD Light Rail serves many neighborhoods and suburbs as a real alternative to driving.

5 Do Your Own Diligence

The best way to gauge whether an area fits you is to experience it firsthand — walk it on a weekday evening and a weekend morning, check your real commute at rush hour, and review objective public data yourself. I can point you to neutral resources like local police department crime maps, CrimeMapping.com, and city open-data portals so you can draw your own conclusions based on facts that matter to you.

6 Home Values

Prices swing widely across the metro — from around \$550,000 in Arvada to \$1.5M+ in Greenwood Village. The median single-family home sits near \$585,000, with attached homes closer to \$400,000. Match the neighborhood to your budget early so you're touring homes you can actually buy.

7 New Construction Opportunities

Want modern, energy-efficient, and move-in ready? New construction is concentrated in Parker, Castle Rock, Arvada, Erie, and Highlands Ranch. Builders often sweeten deals with rate buy-downs and closing-cost credits (more on that in Section 05).

8 Long-Term Appreciation Potential

Newer communities tend to appreciate as infrastructure and amenities fill in around them, which is part of the appeal of growth corridors like Parker, Castle Rock, and Erie. Established, high-demand areas like Washington Park and Cherry Creek hold value through their scarcity and charm. (Specific appreciation forecasts are not provided in this guide — ask me for the latest market trends.)

PERSONALIZED MATCH

Get a neighborhood recommendation built around your life.

Tell me your budget, your commute, your must-haves, and your dealbreakers. I'll send back a tailored shortlist — no guesswork, no generic lists.

[REQUEST MY NEIGHBORHOOD MATCH →](#)

SOURCES Navigating Denver, Denver Relocation Guide 2026; Kenna Real Estate, Cherry Creek vs. Washington Park; Cardel Homes, Guide to Denver's Best School Districts 2026.

03

Neighborhood Profiles & Scorecards

Twelve of the Denver Metro's most popular places to land — each scored, profiled, and broken down by lifestyle, schools, walkability, housing, and new construction.

The Denver Metro, Neighborhood by Neighborhood

Denver is a city of distinct neighborhoods, each with its own blend of lifestyle, amenities, and housing. Below, each area gets a full scorecard so you can quickly see whether it fits your life — not just your budget.

HOW THE RELOCATION SCORE WORKS

The Overall Relocation Score (out of 10) is my professional synthesis of the research factors in this guide — value, schools, lifestyle, walkability, accessibility, and new-construction access — weighted for the typical relocation buyer. It's a starting point for comparison, not a substitute for touring in person. Where the research didn't include a data point, you'll see "Data Not Provided."

Washington Park

ESTABLISHED · COMMUNITY-FOCUSED · HISTORIC

8.2

/ 10

RELOCATION SCORE

MEDIAN PRICE

\$950k+

WALKABILITY

Good

SCHOOLS

Denver Public

NEW CONSTRUCTION

Limited / Resale

BEST FOR: Families and professionals who want historic charm, green space, and a real sense of community.

Overview. Built around its beloved namesake park, "Wash Park" is one of Denver's most established and sought-after addresses. Think tree-lined streets, historic homes, and a tight-knit community feel that's hard to manufacture in newer areas.

LIFESTYLE

Elegant and community-focused, organized around park life and a strong neighborhood identity.

SCHOOLS

Denver Public Schools; quality varies by exact location.

WALKABILITY

Good, especially around the park and nearby commercial streets.

HOUSING OPTIONS

Historic single-family homes and mansions on tree-lined streets; older housing stock.

NEW CONSTRUCTION

Limited — primarily an established resale market.

LOCAL HIGHLIGHTS

Washington Park itself; nearby cafes and local shops.

PROS

- Historic charm & beautiful park
- Strong, walkable community
- Prestigious, green setting

CONS

- High prices, competitive bidding
- Older homes & infrastructure
- Small lots

Cherry Creek

LUXURY · UPSCALE URBAN · WALKABLE

8.4

/ 10

RELOCATION SCORE

MEDIAN PRICE

\$1.2M+

WALKABILITY

Excellent

SCHOOLS

Cherry Creek SD

NEW CONSTRUCTION

Luxury Condos

BEST FOR: Luxury buyers, urban dwellers, and empty nesters who want walk-everywhere convenience.

Overview. Denver's premier address for upscale urban living. Cherry Creek pairs high-end shopping and fine dining with modern condos and a genuinely walkable street grid — rare for a city this spread out.

LIFESTYLE

Sophisticated, upscale, and urban; shopping, galleries, and fine dining at your doorstep.

SCHOOLS

Highly-rated Cherry Creek School District.

WALKABILITY

Excellent — among the most walkable areas in the metro.

HOUSING OPTIONS

Modern condos and high-end urban residences with limited yard space.

NEW CONSTRUCTION

Primarily modern luxury condos and infill rather than master-planned suburbs.

LOCAL HIGHLIGHTS

High-end boutiques, fine dining, and art galleries.

PROS

- Premier shopping & dining
- Modern luxury, highly walkable
- Top-rated school district

CONS

- Very expensive
- Busy, high density
- Limited yard space

Platt Park

LOCAL CHARM · VIBRANT · WALKABLE

7.8

/ 10

RELOCATION SCORE

MEDIAN PRICE

\$800k+

WALKABILITY

Excellent

SCHOOLS

Denver Public

NEW CONSTRUCTION

Data Not Provided

BEST FOR: Young professionals and couples who want local character and a walkable main street.

Overview. Anchored by Old South Pearl Street and its independent shops and restaurants, Platt Park has the kind of authentic, lived-in charm that's tough to find. It's vibrant, walkable, and fiercely loved by locals.

LIFESTYLE

Charming and community-oriented, with strong support for local businesses.

SCHOOLS

Denver Public Schools.

WALKABILITY

Excellent, centered on Old South Pearl Street.

HOUSING OPTIONS

Smaller homes in a historic, walkable setting.

NEW CONSTRUCTION

Data Not Provided.

LOCAL HIGHLIGHTS

Old South Pearl Street shops, cafes, and eateries.

PROS

- Unique shops & restaurants
- Strong community feel
- Pedestrian-friendly

CONS

- Competitive market
- Smaller homes
- Less nightlife than LoHi

Highlands / LoHi

TRENDY · URBAN · LIVELY

8.0

/ 10

RELOCATION SCORE

MEDIAN PRICE

\$850k+

WALKABILITY

Excellent

SCHOOLS

Denver Public

NEW CONSTRUCTION

Data Not Provided

BEST FOR: Young professionals, foodies, and urban enthusiasts who want energy and skyline views.

Overview. Trendy, social, and buzzing, Highlands/LoHi is Denver's go-to for nightlife and acclaimed dining, with skyline views as a bonus. It's a short hop to downtown and one of the city's most energetic places to live.

LIFESTYLE

Vibrant and social, with a thriving food, craft-brewery, and arts scene.

SCHOOLS

Denver Public Schools.

WALKABILITY

Excellent, with quick access to downtown and nearby Light Rail.

HOUSING OPTIONS

Higher-density urban housing. Specific mix: Data Not Provided.

NEW CONSTRUCTION

Data Not Provided.

LOCAL HIGHLIGHTS

Trendy restaurants, craft breweries, art scene, and city views.

PROS

- Bustling nightlife & dining
- Skyline views
- Walkable, minutes to downtown

CONS

- Noise
- Parking challenges
- Higher density

Greenwood Village

AFFLUENT · SUBURBAN · SPACIOUS

8.3

/ 10

RELOCATION SCORE

MEDIAN PRICE

\$1.5M+

WALKABILITY

Limited

SCHOOLS

Cherry Creek SD

NEW CONSTRUCTION

Data Not Provided

BEST FOR: Executives and families who want large lots, top schools, and a quick DTC commute.

Overview. The metro's executive enclave. Greenwood Village means large estates, quiet streets, and some of the area's best schools — all minutes from the Denver Tech Center. It's exclusive, spacious, and priced accordingly.

LIFESTYLE

Exclusive, quiet suburban living geared toward executives and established families.

SCHOOLS

Top-rated Cherry Creek School District.

WALKABILITY

Limited and car-dependent.

HOUSING OPTIONS

Large estates on spacious lots.

NEW CONSTRUCTION

Data Not Provided.

LOCAL HIGHLIGHTS

Private clubs; direct Denver Tech Center access.

PROS

- Large lots & spacious properties
- Excellent schools
- Prime DTC proximity

CONS

- Extremely high prices
- Car-dependent, less walkable
- Suburban feel

Centennial

FAMILY-FRIENDLY · SUBURBAN · GREAT VALUE

9.1

/ 10

RELOCATION SCORE

MEDIAN PRICE

\$580k+

WALKABILITY

Moderate

SCHOOLS

Cherry Creek / Littleton

NEW CONSTRUCTION

Established

BEST FOR: Families who want strong schools, good value, and an easy DTC commute.

Overview. One of the metro's best all-around values for families. Centennial pairs top-rated schools and mature, quiet neighborhoods with convenient access to the Denver Tech Center — all at a relatively approachable price point.

LIFESTYLE

Established, quiet, and family-friendly, with parks and mature neighborhoods.

SCHOOLS

Top-rated Cherry Creek and Littleton Public Schools.

WALKABILITY

Moderate and largely car-dependent.

HOUSING OPTIONS

Established, mature suburban neighborhoods.

NEW CONSTRUCTION

Primarily an established market; new builds limited.

LOCAL HIGHLIGHTS

Parks; convenient DTC access via Light Rail.

PROS

- Strong value for the metro
- Top-rated schools
- Parks, quiet, DTC-convenient

CONS

- Suburban feel
- Car-dependent
- Longer commute downtown

Lone Tree

MODERN · MASTER-PLANNED · NEW CONSTRUCTION

9.0

/ 10

RELOCATION SCORE

MEDIAN PRICE

\$700k+

WALKABILITY

Moderate

SCHOOLS

Douglas County

NEW CONSTRUCTION

Active

BEST FOR: Relocating professionals and new-construction buyers who want modern homes with great access.

Overview. A favorite landing spot for relocating professionals. Lone Tree offers sleek, master-planned living with new construction, top Douglas County schools, shopping at Park Meadows, Sky Ridge Medical Center nearby, and Light Rail to tie it together.

LIFESTYLE

Modern and master-planned, built for convenience and easy access.

SCHOOLS

Top-rated Douglas County School District.

WALKABILITY

Moderate, with Light Rail access; otherwise car-dependent.

HOUSING OPTIONS

Modern new-construction homes in master-planned developments (e.g., Ridgeway).

NEW CONSTRUCTION

Active — builders include Toll Brothers and Richmond American.

LOCAL HIGHLIGHTS

Park Meadows shopping, Sky Ridge Medical Center, Light Rail.

PROS

- New construction & modern homes
- Shopping & Light Rail access
- Top-rated schools

CONS

- Higher price point
- Newer feel, less historic character
- Car-dependent outside transit

Highlands Ranch

MASTER-PLANNED · AMENITY-RICH · FAMILY-FIRST

9.0

/ 10

RELOCATION SCORE

MEDIAN PRICE

\$650k+

WALKABILITY

Moderate

SCHOOLS

Douglas County

NEW CONSTRUCTION

Active / Expanding

BEST FOR: Families who want amenities, top schools, and the predictability of a planned community.

Overview. If you want a turnkey family lifestyle, Highlands Ranch is hard to beat. This massive master-planned community is famous for its extensive recreation centers, strong Douglas County schools, and a safe, family-focused feel — and it continues to expand.

LIFESTYLE

Amenity-rich and family-focused, with community events and recreation at the center.

SCHOOLS

Top-rated Douglas County School District.

WALKABILITY

Moderate and car-dependent.

HOUSING OPTIONS

Master-planned homes; some buyers find the look cookie-cutter.

NEW CONSTRUCTION

Active — continues to expand its master-planned offerings.

LOCAL HIGHLIGHTS

Extensive community recreation centers.

PROS

- Extensive rec centers & amenities
- Strong schools, safe
- Family-focused planning

CONS

- HOA fees
- Can feel less unique
- Car-dependent

Parker

GROWING · COMMUNITY-ORIENTED · GOOD VALUE

8.6

/ 10

RELOCATION SCORE

MEDIAN PRICE

\$620k+

WALKABILITY

Moderate

SCHOOLS

Douglas County

NEW CONSTRUCTION

Active

BEST FOR: Growing families who want newer homes, good schools, and more space for the money.

Overview. Parker hits a sweet spot for growing families: newer builds, top Douglas County schools, a genuine community atmosphere, and even a touch of equestrian culture. You trade a longer downtown commute for more home and a tighter community.

LIFESTYLE

Growing and community-oriented, with regular community events and an equestrian streak.

SCHOOLS

Top-rated Douglas County School District.

WALKABILITY

Moderate and car-dependent.

HOUSING OPTIONS

Newer builds in family-friendly, master-planned settings (e.g., Stepping Stone).

NEW CONSTRUCTION

Active — builders include Lennar, Richmond American, and Cardel.

LOCAL HIGHLIGHTS

Community events; equestrian culture.

PROS

- Newer builds, good value
- Strong schools
- Family-friendly atmosphere

CONS

- Longer commute to downtown
- Less urban
- Car-dependent

Castle Rock

OUTDOOR-FOCUSED · GROWING · SPACIOUS

8.1

/ 10

RELOCATION SCORE

MEDIAN PRICE

\$600k+

WALKABILITY

Limited

SCHOOLS

Douglas County

NEW CONSTRUCTION

Hotspot

BEST FOR: Buyers who want more space, mountain views, and an outdoor lifestyle — and don't mind a longer commute.

Overview. One of the metro's hottest new-construction markets. Castle Rock trades proximity for space, mountain views, and an outdoor-focused lifestyle, with expansive developments like The Meadows and Crystal Valley leading the growth.

LIFESTYLE

Outdoor-focused and growing, with a strong sense of community.

SCHOOLS

Top-rated Douglas County School District.

WALKABILITY

Limited and car-dependent.

HOUSING OPTIONS

Newer homes with more space in expansive developments.

NEW CONSTRUCTION

Hotspot — communities include The Meadows and Crystal Valley; builders include Lennar, Richmond American, and Toll Brothers.

LOCAL HIGHLIGHTS

Mountain views and abundant outdoor activities.

PROS

- More space & mountain views
- Outdoor lifestyle, value
- Strong new construction

CONS

- Longest commute to Denver
- Very suburban
- Limited urban amenities

Littleton

HISTORIC · CHARMING · WALKABLE DOWNTOWN

8.5

/ 10

RELOCATION SCORE

MEDIAN PRICE

\$600k+

WALKABILITY

Good

SCHOOLS

Littleton Public

NEW CONSTRUCTION

Data Not Provided

BEST FOR: Families who want historic charm, top schools, and a walkable downtown with transit.

Overview. Littleton blends small-town charm with big-city access. Its historic downtown is walkable and full of character, the Littleton Public Schools are top-rated, and Light Rail keeps you connected — if you can find inventory in a tight market.

LIFESTYLE

Historic, charming, and community-focused.

SCHOOLS

Top-rated Littleton Public Schools.

WALKABILITY

Good, especially in the historic downtown.

HOUSING OPTIONS

Older homes with historic character; tight inventory.

NEW CONSTRUCTION

Data Not Provided.

LOCAL HIGHLIGHTS

Historic downtown; Light Rail access.

PROS

- Charming historic downtown
- Strong community feel
- Light Rail & top schools

CONS

- Inventory can be tight
- Older homes

Arvada

BALANCED SUBURBAN/URBAN · VALUE · TRANSIT

8.6

/ 10

RELOCATION SCORE

MEDIAN PRICE

\$550k+

WALKABILITY

Good (Olde Town)

SCHOOLS

Jefferson County

NEW CONSTRUCTION

Active

BEST FOR: Families and professionals who want balance, value, transit, and easy mountain access.

Overview. Arvada strikes a rare balance: walkable, historic Olde Town charm on one side; suburban value and new construction on the other. A Light Rail station and easy mountain access make it one of the metro's most well-rounded picks.

LIFESTYLE

A balance of suburban and urban living with strong community character.

SCHOOLS

Jefferson County Public Schools (Jeffco).

WALKABILITY

Good around Olde Town, with a Light Rail station.

HOUSING OPTIONS

Diverse new builds alongside established homes; quality varies by development.

NEW CONSTRUCTION

Active — communities include Candelas and Baseline; builders include Lennar and Richmond American.

LOCAL HIGHLIGHTS

Olde Town Arvada, breweries, Light Rail station, mountain proximity.

PROS

- Olde Town charm & value
- Light Rail access
- Close to the mountains

CONS

- Some older industrial areas
- Varied character
- New-build quality varies

More Communities Worth Knowing

These areas appear throughout the research for value, new construction, or urban energy. Full scorecard data wasn't available for each, so here's a quick-reference snapshot.

COMMUNITY	KNOWN FOR	MEDIAN PRICE	BEST FOR	NOTE
Aurora	Diverse, large, easy DIA access	~\$460,000	Value buyers	Most affordable; school quality varies
Lakewood	Mountain access, Light Rail, parks	~\$520,000	Active, value-minded buyers	Can be congested; varied neighborhoods
Erie	Rapidly growing, value-oriented new builds	~\$540,000	Families, new construction	Further north; longer central commute
Broomfield	Between Denver & Boulder	Data Not Provided	Tech professionals	Convenient for Denver-Boulder commuters
Capitol Hill / Uptown	Historic architecture, diverse dining, culture	~\$500k-\$650k	Young professionals	Central, affordable, energetic; higher density

GO DEEPER

Want the full picture on any of these communities?

I keep current notes on inventory, pricing, and new-construction releases across the entire metro — including the areas above. Reach out and I'll send what's relevant to your search.

[CONTACT ME FOR NEIGHBORHOOD DETAILS →](#)

SOURCES Navigating Denver, Denver Relocation Guide 2026; Kenna Real Estate, Cherry Creek vs. Washington Park; Cardel Homes, Guide to Denver's Best School Districts 2026; AvenueWest Denver, Denver Cost of Living 2025. Prices are research medians/starting points and shift with the market.

04

At-a-Glance Comparison Tables

Have a priority in mind? Jump straight to the table that matters most to you, then dive into the full profiles in Section 03.

Find Your Shortlist Fast

Every buyer leads with something different — schools, walkability, value, or a brand-new build. These tables sort the metro by what matters most so you can build a shortlist in minutes.

Best Neighborhoods for Families

NEIGHBORHOOD	SCHOOL DISTRICT	MEDIAN PRICE	WHY FAMILIES LOVE IT	WATCH-OUTS
Highlands Ranch	Douglas County (Top)	~\$650,000	Amenities, excellent schools, safe	HOA fees; can feel less unique
Parker	Douglas County (Top)	~\$620,000	Good value, strong schools, community	Longer downtown commute
Castle Rock	Douglas County (Top)	~\$600,000	More space, outdoors, community	Longest commute to Denver
Centennial	Cherry Creek / Littleton (Top)	~\$580,000	Strong schools, DTC access, mature	Primarily suburban, car-dependent
Washington Park	Denver Public (varies)	\$950,000+	Beautiful homes, vibrant park, community	High prices; competitive market

Best Neighborhoods for Young Professionals

NEIGHBORHOOD	LIFESTYLE	MEDIAN PRICE	PROS	CONS
Highlands / LoHi	Vibrant urban, social	~\$850,000+	Nightlife, city views, walkable	Noise, parking, density
Platt Park	Charming, community-oriented	~\$800,000+	Unique character, walkable, local	Competitive, smaller homes
Capitol Hill / Uptown	Eclectic, energetic	~\$500k–\$650k	Affordable, central, social scene	Density; parking can be tough

Best Neighborhoods for Luxury Buyers

NEIGHBORHOOD	LIFESTYLE	MEDIAN PRICE	PROS	CONS
Cherry Creek	Upscale urban, sophisticated	\$1,200,000+	Premier shopping/dining, walkable luxury	Very expensive, busy, high density
Greenwood Village	Exclusive suburban, quiet	\$1,500,000+	Spacious estates, top schools, DTC	Extremely pricey, car-dependent
Washington Park	Elegant, community-focused	\$950,000+	Prestigious, beautiful architecture, green	Competitive bidding, older homes

Best Neighborhoods for Walkability

NEIGHBORHOOD	AMENITIES ACCESS	PUBLIC TRANSIT	PROS	CONS
Cherry Creek	Excellent	Moderate (bus)	Convenient, luxurious, pedestrian-friendly	Very expensive; can be crowded
Highlands / LoHi	Excellent	Good (near Light Rail)	Lively, diverse, scenic views	Noisy; parking is tough
Platt Park	Excellent	Good (Light Rail)	Local charm, strong community	Limited large-scale shopping
Washington Park	Good	Moderate (bus)	Green space, pleasant strolls	Errands may need a short drive
Olde Town Arvada	Good	Excellent (Light Rail)	Quaint, easy transit to Denver	Further from downtown Denver

Best Neighborhoods for New Construction

NEIGHBORHOOD	TOP BUILDERS	MEDIAN PRICE	PROS	CONS
Parker	Lennar, Richmond American, Cardel	~\$620,000	Modern amenities, good schools, growth	Longer commute; less established
Castle Rock	Lennar, Richmond American, Toll Brothers	~\$600,000	More space, mountain views, value	Further out; limited urban amenities
Lone Tree	Toll Brothers, Richmond American	~\$700,000+	Modern homes, convenient, amenities	Higher price; can feel less unique
Arvada	Lennar, Richmond American	~\$550,000+	Urban/suburban balance, transit, value	Quality varies by development
Erie	Lennar, Richmond American	~\$540,000	Affordability, family-friendly, schools	Further north; longer commute

Best School Districts

DISTRICT	SERVES	GRAD RATE	STRENGTHS	TRADE-OFFS
Douglas County	Highlands Ranch, Castle Rock, Parker, Lone Tree	93%+	Top-performing, modern facilities, broad programs	Large district; can feel impersonal
Cherry Creek	Greenwood Village, Centennial, parts of Aurora	92%	Diverse, rigorous, strong extracurriculars	Competitive; large class sizes
Littleton Public	Littleton, Columbine area	92%	Smaller, community-driven, responsive	Fewer specialized programs
Boulder Valley	Boulder, Louisville, Superior, parts of Broomfield	93%	Strong academics, sustainability focus, CU access	Higher cost of living; further north
Jefferson County (Jeffco)	Lakewood, Arvada, Golden, Evergreen	86%	Largest; school choice flexibility	Quality varies by school

Best Value Neighborhoods

NEIGHBORHOOD	MEDIAN PRICE	LIFESTYLE	PROS	CONS
Aurora	~\$460,000	Suburban, varied	Most affordable, good amenities, diverse	Spread out; school quality varies
Lakewood	~\$520,000	Suburban, active	Convenient, mountain & transit access	Congestion; varied neighborhoods
Arvada	~\$550,000+	Balanced urban/suburban	Community feel, Light Rail, value	Some areas less developed
Centennial	~\$580,000+	Suburban, family-friendly	Strong schools, DTC access, mature	Suburban, car-dependent

READING THE PRICES

Median home prices are starting points drawn from the research and move with the market. Treat them as a way to rank neighborhoods relative to one another — not as quotes. For live pricing in any area, just ask.

SOURCES Navigating Denver, Denver Relocation Guide 2026; Cardel Homes, Guide to Denver's Best School Districts 2026; AvenueWest Denver, Denver Cost of Living 2025.

05

The Denver New Construction Guide

Modern, energy-efficient, and often move-in ready — here's how to buy new the smart way, including builders, incentives, timelines, and the mistakes to avoid.

Buying New Construction in Denver

The Denver Metro is growing fast, and new construction is a big reason buyers can still find modern homes with room to breathe. Buy new the right way and you get energy efficiency, customization, and warranties — often with builder incentives that resale sellers simply can't match.

Why Buy New Construction?

- **Modern, energy-efficient designs** that lower utility costs and feel current from day one.
- **Customization** — choose finishes, upgrades, and layouts to fit how you actually live.
- **Fewer immediate repairs**, plus comprehensive builder warranties for peace of mind.
- **Master-planned amenities** like parks, trails, and recreation centers built into the community.

Top New Construction Communities

AREA	KNOWN FOR	FEATURED COMMUNITIES
Parker	Family-friendly, master-planned	Stepping Stone
Lone Tree	Upscale, DTC proximity, Light Rail	Ridgegate
Castle Rock	Expansive developments, mountain views	The Meadows, Crystal Valley
Arvada	Suburban/urban balance, transit	Candelas
Broomfield	Between Denver & Boulder, tech-friendly	Baseline
Erie	Rapidly growing, value-oriented	Colliers Hill
Aurora	Diverse options, DIA access	Painted Prairie
Highlands Ranch	Continued master-planned expansion	Data Not Provided

Recommended Builders

Prominent builders active across these communities include **Lennar**, **Richmond American Homes**, **Taylor Morrison**, **Toll Brothers**, **Cardel Homes**, and **Dream Finders Homes**. Each has its own strengths by community and price point — happy to point you toward the right fit.

Builder Incentives Worth Knowing

Builders often offer their strongest incentives during a community's early and final phases. Watch for:

- **Rate buy-downs** — sometimes as low as 4.99% or 5.5%, which can meaningfully cut your monthly payment.
- **Closing-cost credits** — commonly \$10,000 to \$20,000.

- **Design-center allowances** toward finishes, appliances, or landscaping.

"Builder incentives are negotiable and often worth more than a small price cut. A rate buy-down can save you far more over time than a few thousand off the sticker."

Timeline Expectations

Building from the ground up typically runs **6 to 12 months** from contract to completion, depending on the builder, design complexity, and supply chain. In a hurry? Many builders offer "**quick move-in**" or **spec homes** that are already under construction or finished — ideal for a faster relocation.

Common Mistakes New-Construction Buyers Make

Drawing on the pros and cons in this research, here are the traps to sidestep:

- **Assuming new always beats resale on price.** New construction can cost more than a comparable resale home — weigh the trade-offs.
- **Underestimating the wait.** Building from scratch takes months; if your timeline is tight, target a quick move-in home.
- **Forgetting that new communities are still maturing.** Expect young trees and developing landscaping, not established shade.
- **Overlooking the commute.** Many new-build areas sit further from the city center, which means longer drives downtown.
- **Leaving incentives on the table.** Rate buy-downs and credits are often available — don't assume the base price is the best deal.

Where the Future Growth Is

Newer communities tend to appreciate as infrastructure and amenities fill in around them. Based on this research, the most active growth corridors are **Parker, Castle Rock, Arvada, Erie, and Highlands Ranch**, with **Lone Tree, Broomfield, and Aurora** also drawing significant new development.

STAY AHEAD OF THE MARKET

Get new-construction inventory updates before they hit the open market.

I track builder releases, quick move-in homes, and incentive changes across every growth corridor in this guide. Tell me your target area and I'll keep you in the loop.

[REQUEST NEW CONSTRUCTION UPDATES →](#)

SOURCES Navigating Denver, Denver Relocation Guide 2026; agent market research notes (community & builder lists). Incentive figures are examples and change frequently — confirm current offers per community.

06

Cost of Living & City Comparisons

If you're leaving California, New York, Illinois, Texas, or Florida, here's the honest math on what changes when you move to Denver.

How Denver Compares to the Markets You're Leaving

Denver runs about 9% above the national average overall — almost entirely because of housing. But for buyers coming from pricey coastal cities, the move often feels like a financial upgrade. Here's how the numbers break down.

Denver vs. Major Relocation Markets

CITY YOU'RE LEAVING	HOW DENVER COMPARES	THE HEADLINE
Chicago	Denver is ~20% more expensive overall	Higher housing costs are the main driver
Los Angeles	Denver is ~25–30% cheaper	Big savings on housing & state income tax
Austin, TX	Roughly comparable	Both grew fast; similar overall costs
Dallas, TX	Denver is generally more expensive	Pricier housing; TX has no state income tax
New York (Manhattan)	Denver is ~50% cheaper	Dramatic savings across the board

Key Expense Categories

CATEGORY	DENVER SNAPSHOT	VS. NATIONAL / CONTEXT
Housing	Median single-family home ~\$585,000	About 16% above national average; a bargain vs. San Francisco or Seattle
State Income Tax	Flat 4.4% (no city income tax)	Simple & predictable vs. graduated rates like California's
Utilities / Energy	~18% below national average	A genuine bright spot in the budget
Transportation	~4.4% below U.S. average; RTD pass ~\$88/mo	Affordable transit option metro-wide

~9%

ABOVE NATIONAL COL

18% ↓

ENERGY VS. NATIONAL

\$88

MONTHLY RTD PASS

"Coming from L.A. or New York, your housing dollar stretches dramatically further here. Coming from Dallas, you'll feel housing more — but you also gain the mountains."

What It Takes to Live Comfortably

As a rough benchmark from the research: a **single adult** is generally comfortable on a salary of **\$78,000–\$85,000**, while a **family of four** aiming to own a home and cover childcare tends to target a household income of **\$135,000–\$150,000**. These figures cover housing, everyday expenses, savings, and still enjoying everything the city offers.

IMPORTANT

These comparisons are directional and based on the research compiled for this guide — not a personalized budget. Tax situations and home prices vary widely by household and by month. For numbers tailored to your move, let's talk.

SOURCES Navigating Denver, Denver Relocation Guide 2026; AvenueWest Denver, Denver Cost of Living: 2025 Breakdown.

07

Frequently Asked Questions

The questions relocation buyers ask me most — answered straight, using the research behind this guide.

Denver Relocation FAQs

Twenty of the most common questions from buyers moving to Denver — covering family life, schools, safety, walkability, new construction, commutes, and the money side of the move.

Q. Is Denver a good place to raise a family?

Yes. Denver and its suburbs are widely seen as excellent for families. Areas like Highlands Ranch, Parker, Castle Rock, and Centennial offer top-rated schools, abundant parks, and family-friendly amenities, alongside cultural institutions and outdoor activities for all ages.

Q. Where can I find new construction?

New construction is plentiful in the growing suburbs — especially Parker, Castle Rock, Arvada, Erie, and Highlands Ranch, with active development in Lone Tree, Broomfield, and Aurora too. Many national and local builders operate there across a range of styles and price points.

Q. What areas have the best schools?

The standout districts are Douglas County, Cherry Creek, and Littleton Public Schools, all consistently top-ranked in Colorado. Jefferson County (Jeffco) also has many highly-rated individual schools.

Q. What neighborhoods are most walkable?

Cherry Creek and Highlands/LoHi lead the way, with dense clusters of shops, restaurants, and entertainment. Washington Park and Platt Park also offer good walkability, especially around their commercial cores and green spaces. Light Rail access boosts walkability in several areas.

Q. How much money do I need to live comfortably in Denver?

As a benchmark, a single adult is generally comfortable on \$78,000–\$85,000 per year. A family of four looking to own a home and cover childcare tends to target a household income of \$135,000–\$150,000.

Q. Is there a state or city income tax in Colorado?

Colorado has a flat 4.4% state income tax — simple and predictable compared to graduated rates in states like California. Denver does not have a city income tax.

Q. What's the median home price in Denver?

The research puts the median single-family home around \$585,000, with attached homes (condos/townhomes) closer to \$400,000. Neighborhood medians range widely, from roughly \$550,000 in Arvada to \$1.5M+ in Greenwood Village.

Q. How does Denver's cost of living compare to where I live now?

It depends on where you're coming from. Denver is dramatically cheaper than New York (~50%) and Los Angeles (~25–30%), comparable to Austin, but generally more expensive than Chicago (~20%) and Dallas — mostly due to housing.

Q. Which neighborhoods are best for luxury buyers?

Cherry Creek for walkable urban luxury, Greenwood Village for large estates and top schools near the DTC, and Washington Park for historic, prestigious homes near the park.

Q. Which areas are best for young professionals?

Highlands/LoHi for nightlife and dining, Platt Park for local charm and walkability, and Capitol Hill/Uptown for central, more affordable, energetic living.

Q. Where should I live if I work in the Denver Tech Center (DTC)?

Greenwood Village and Centennial are ideally located for the DTC, with short commutes and Light Rail access. Lone Tree is also well-positioned just south.

Q. How long are commutes from the suburbs to downtown?

Central neighborhoods like Highlands/LoHi reach downtown in minutes, while suburbs like Centennial and Lakewood offer reasonable commutes via highway or Light Rail. Castle Rock has the longest commute of the areas profiled here.

Q. What builder incentives can I expect on a new home?

Common incentives include mortgage rate buy-downs (sometimes to 4.99% or 5.5%), closing-cost credits of \$10,000–\$20,000, and design-center allowances for finishes, appliances, or landscaping — strongest in a community's early and final phases.

Q. How long does it take to build a new home?

Generally 6 to 12 months from contract to completion, depending on the builder and design. If you're on a tight timeline, ask about "quick move-in" or spec homes that are already underway or finished.

Q. What's the weather really like?

Sunny — 300+ days a year, more than Miami or Los Angeles. You get four distinct seasons: warm, sunny summers; snowy winters with quick melt-off; and mild, pleasant springs and falls.

Q. Is Denver good for outdoor recreation?

Exceptionally. Within an hour of downtown you can reach premier skiing, hiking, cycling, and climbing, thanks to direct access to the Rocky Mountains. The outdoor lifestyle is a major reason people relocate here.

Q. Which areas offer the best value for money?

Aurora is the most affordable of the areas researched (~\$460,000), followed by Lakewood (~\$520,000), Arvada (~\$550,000+), and Centennial (~\$580,000+) — each balancing price with amenities, schools, or transit.

Q. Where should I look if I want easy airport access?

Aurora, located east of Denver, offers convenient access to Denver International Airport (DIA) — a plus for frequent travelers.

Q. Which neighborhood is best if I want to rely less on a car?

Cherry Creek and Highlands/LoHi are the most walkable. If transit matters most, look at Olde Town Arvada, Littleton, and Platt Park, all with Light Rail access.

STILL HAVE QUESTIONS?

Don't see your question here? Ask me directly.

Every relocation is different. Send me your situation — budget, timeline, commute, schools, must-haves — and I'll give you straight answers tailored to your move.

[SCHEDULE YOUR RELOCATION CONSULTATION →](#)

SOURCES Navigating Denver, Denver Relocation Guide 2026; Kenna Real Estate, Cherry Creek vs. Washington Park; Cardel Homes, Guide to Denver's Best School Districts 2026; AvenueWest Denver, Denver Cost of Living 2025.

08

Let's Find Your Place in Denver.

You've got the map. Now let's make it personal. I help relocation buyers move to Denver with less stress and more confidence — from first call to closing day.

YOUR NEXT STEPS

Schedule a Relocation Strategy Call

Free, no pressure — we'll narrow the metro to your top neighborhoods.

Download the Relocation Checklist

Everything from packing to utility setup, so nothing slips.

Get a Personalized Neighborhood Match

A shortlist built around your budget, commute, and lifestyle.

Request New Construction Updates

Builder releases & incentives in your target growth corridor.

Dipo Phillips

Denver Relocation Specialist & New Construction Advisor — eXp Realty

PHONE 312-282-1771

EMAIL livingindencolorado@gmail.com

WEB livingindenco.com

AREA Denver Metro, Colorado

