

FROM A COLORADO NATIVE

THE INSIDER'S GUIDE TO DENVER'S BEST SUBURBS.

— *The Front Range's most complete suburb-by-suburb breakdown*

I grew up in Colorado and have watched the Denver metro evolve firsthand — from the quiet suburbs I knew as a kid to the fast-growing communities they are today. I know these neighborhoods well — I know what the drive feels like on a Tuesday morning, which areas still feel like small towns, and which ones have changed the most in the last five years.

The thing most people don't realize is how different life can feel depending on where you land. Two communities separated by a few miles can have completely different school districts, traffic patterns, price points, and culture. Getting that choice right matters more than most buyers realize until after they move.

That's why I put this guide together — not to give you a polished sales pitch on every suburb, but to give you the honest, data-backed breakdown that helps you make a confident decision before you start touring homes.

These are the areas I actually focus on and know best. Whether you're buying your first home, upgrading to more space, or searching for land and a slower pace — I'm here to help you find the right fit.

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24

COMMUNITIES COVERED

4

REGIONAL SECTIONS

CO

NATIVE & LICENSED
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SECTION 01

SOUTHERN SUBURBS

Littleton, Highlands Ranch, Centennial, Lone Tree, Castle Pines, Cherry Hills Village,
Parker, Castle Rock, and Elizabeth

LITTLETON

HISTORIC ROOTS · SOUTH METRO

47K POPULATION	\$630K MEDIAN PRICE	41 MEDIAN AGE	\$105K MED. INCOME	B+ SCHOOLS	15-25 min TO DENVER
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Littleton is the kind of place that has a soul that most newer suburbs don't. Historic Downtown Littleton is real, not manufactured: walkable streets, local restaurants and coffee shops, small businesses with actual owners behind the counter. The community has deep roots and a pride of place you can feel. Beyond downtown, Littleton has a broad mix of housing — mostly single-family homes ranging from classic mid-century ranches to newer builds, with some condo and apartment options scattered appropriately throughout. What a lot of people don't realize is that parts of Littleton still have neighborhoods with larger 1+ acre lots and agricultural zoning allowing for horses and livestock, and unlike a lot of the south metro, there are still great neighborhoods out here without HOAs — including Woodmar Square. Littleton sits right along C-470 and Highway 285, which is a huge underrated advantage — you're minutes from some of the best foothills hiking, biking, and dog parks in the metro, and mountain access via 285 is as easy as it gets. The 80127 zip code actually extends Littleton into genuine foothills communities like Pleasant Park and Roxborough Park — beautiful, mountainous, and still technically Littleton. Sterling Ranch is a newer master-planned community on the southwest side that's growing fast and looking better by the day. Medical facilities, shopping, restaurants, entertainment — it's all here. It's not a walkable city in the traditional sense beyond the downtown core, but it's extremely well-served for everyday life.

BEST FOR

Buyers who want established character, varied lot sizes, no-HOA options, and real foothills access without paying a mountain premium.

OUTDOOR ACCESS

C-470 and Hwy 285 put you minutes from Chatfield State Park, Roxborough State Park, Red Rocks Park & Amphitheatre, and dozens of foothills trail systems. Best mountain access of any south metro suburb.

KNOW BEFORE YOU BUY

Littleton spans three counties (Arapahoe, Jefferson, Douglas), so school district, taxes, and even city services can vary significantly by address. Always verify which district a specific property falls in.

NEIGHBORHOODS TO KNOW

Ken Caryl, Columbine, Dakota Ridge, Grant Ranch, Dutch Creek, Bow Mar, Woodmar Square, Roxborough Park, Pleasant Park, Sterling Ranch



[BROWSE LITTLETON LISTINGS](#) →

CHERRY HILLS VILLAGE

ULTRA-LUXURY & MOST EXPENSIVE IN METRO

~6.4K POPULATION	\$3.0M+ MEDIAN PRICE	47 MEDIAN AGE	\$250K+ MED. INCOME	A SCHOOLS	15&ndash;25 min TO DENVER
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Cherry Hills Village is in a category by itself — the most expensive suburb in the entire Denver metro and one of the most exclusive residential communities in Colorado. The median home price has crossed \$3 million, with estates ranging from \$3M all the way to \$25M+. This is old-money Colorado: large lots typically starting at one acre, mature trees, horse properties, and a lifestyle that feels genuinely removed from the suburban sprawl surrounding it. The Village is its own incorporated city with its own police department and municipal services, and it operates with the kind of quiet, understated exclusivity that doesn't need to advertise. It sits between Denver and Englewood with easy access to I-25 and Cherry Creek, so proximity to the city is real — residents just don't feel the need to go that often. The school system pulls from Cherry Creek and Englewood districts depending on the address, with Cherry Hills Village Elementary consistently rated among the best in the state. If you're working at this price point, this is the address in the south metro.

BEST FOR

High-net-worth buyers seeking the most prestigious residential address in the Denver metro — large estate lots, privacy, and a community with genuine old-money character.

WHAT MAKES IT DIFFERENT

Minimum one-acre lots, horse properties, private equestrian access, and a gated community feel without being technically gated. The Village operates its own municipal services independently — it's genuinely its own world.

KNOW BEFORE YOU BUY

Property taxes on a \$3M home run \$15,000–\$18,000 annually. The market is thin — only a few dozen homes sell per year — so inventory is limited and pricing requires careful comparable analysis. This is not a market to navigate without an experienced local broker.

NEIGHBORHOODS TO KNOW

Old Cherry Hills, Cherry Hills Farm, Buell Mansion area, Cloverdale Farms, Cherry Hills Country Club estates, Glenmoor of Cherry Hills



[BROWSE CHERRY HILLS VILLAGE LISTINGS](#) →

HIGHLANDS RANCH

MASTER-PLANNED · FAMILY FOCUSED

102K POPULATION	\$715K MEDIAN PRICE	41 MEDIAN AGE	\$156K MED. INCOME	A- SCHOOLS	20-25 min TO DENVER
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Highlands Ranch is one of the best-executed master-planned communities in Colorado. It sits at the southern end of the Denver metro with easy access to the city, nearby Castle Rock, and the mountains via C-470 — so you get suburban comfort without feeling cut off. The trail system alone is remarkable: 70+ miles of paved paths weaving through parks and open space. The four recreation centers — Northridge, Southridge, Eastridge, and Westridge — are genuinely world-class, with pools, fitness facilities, courts, and programs, and access is included in your HRCA master HOA dues. I will say though: the HRCA master HOA covers the vast majority of Highlands Ranch, and most of the community does have it. Sub-neighborhoods like BackCountry and Tresana add separate HOA dues on top. True no-HOA properties in Highlands Ranch are essentially non-existent — that's part of the tradeoff for the amenity package. Schools are consistently strong, lots tend to run smaller than places like Parker or Castle Rock, and the community feel is genuine. There's a reason people who move here tend to stay here.

BEST FOR

Families who want top schools, exceptional rec center access, 70+ miles of trails, and a well-organized community with strong HOA management.

THE HRCA ADVANTAGE

Four rec centers, 26 parks, 70 miles of trails, and the 8,200-acre Backcountry Wilderness Area — all included in your master HOA dues. This infrastructure is hard to find anywhere else in the metro at this price point.

KNOW BEFORE YOU BUY

All of Highlands Ranch falls under the HRCA master HOA — there are no non-HOA neighborhoods here. Many sub-neighborhoods add a second HOA on top. Budget for both, but understand what you're getting in return.

NEIGHBORHOODS TO KNOW

Northridge, Eastridge, Southridge, Westridge, BackCountry, Firelight, Weatherstone, Indigo Hills, Highlands Ranch Golf Club communities



[BROWSE HIGHLANDS RANCH LISTINGS](#)

CENTENNIAL

CENTRAL LOCATION · ESTABLISHED

108K POPULATION	\$650K MEDIAN PRICE	42 MEDIAN AGE	\$132K MED. INCOME	A- SCHOOLS	15-20 min TO DENVER
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Centennial is one of the largest cities in Colorado and it covers a lot of ground, which means the experience varies considerably depending on exactly where you land. The core appeal is location — it sits right at the intersection of C-470, I-25, and E-470, which means you can get anywhere in the metro without a brutal commute. It's a smart choice for buyers who split work between Denver Tech Center and the DIA corridor, and the access is genuinely hard to beat. Housing ranges from established mid-century ranches that have been well-maintained and updated to newer builds, with prices that tend to run a bit more accessible than Highlands Ranch. The community is well-served for everyday life — solid dining and shopping options, multiple parks and rec facilities, and strong schools across Cherry Creek and Littleton districts. It's not the flashiest suburb on the list, but it's one of the most consistently livable ones.

BEST FOR

Professionals and families who need central metro access, value for dollar, and an established neighborhood without paying a Highlands Ranch or Lone Tree premium.

LOCATION ADVANTAGE

Access to I-25, C-470, and E-470 from Centennial is as good as it gets in the south metro. DTC, downtown Denver, DIA, and the mountains are all within practical reach.

KNOW BEFORE YOU BUY

School district boundaries are complex — Cherry Creek, Littleton, and Arapahoe County all overlap in Centennial. Always verify which district a specific address falls into before making an offer.

NEIGHBORHOODS TO KNOW

Foxfield, Piney Creek, Heather Gardens, Willow Creek, Arapahoe Estates, Cherry Knolls, Heritage Greens

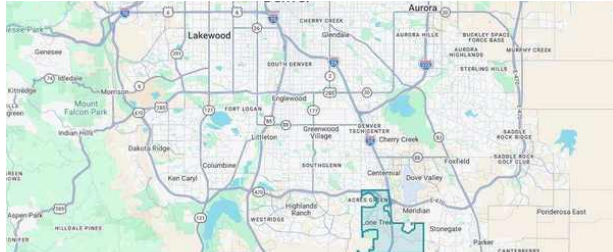


[BROWSE CENTENNIAL LISTINGS](#) →

LONE TREE

UPSCALE · POLISHED · CONVENIENT

14K POPULATION	\$875K MEDIAN PRICE	42 MEDIAN AGE	\$124K MED. INCOME	A- SCHOOLS	20-25 min TO DENVER
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Lone Tree is small by metro standards but punches well above its weight. It's one of the most polished communities in the south metro — clean, well-maintained, with RidgeGate's mixed-use town center development bringing high-end retail, restaurants, and walkability that most suburbs in this part of the metro can't match. Skyridge Medical Center is right here, which brings a significant professional healthcare population. Park Meadows Mall is essentially in the neighborhood. Light rail access via the Lincoln Station makes it one of the few south Denver suburbs with genuine transit connectivity into the city. The housing stock runs toward newer construction and townhomes in the RidgeGate area all the way up to larger single-family homes in Lone Tree and Heritage Hills. Prices reflect the polish — this is one of the more expensive communities south of Denver, but buyers who want move-in ready, convenient, and upscale tend to find it worth it.

BEST FOR

Professionals and executives who want an upscale, polished suburban lifestyle with walkable amenities, light rail access, and proximity to DTC and Park Meadows.

RIDGEGATE & LIGHT RAIL

The RidgeGate development offers walkable dining, retail, and mixed-use living that's rare in the south suburbs. Lincoln Station light rail provides direct access to downtown Denver without getting on I-25.

KNOW BEFORE YOU BUY

Lone Tree is small — inventory is chronically limited and competition can be real when well-priced homes come up. HOAs are common here. Property taxes in Douglas County run higher than Arapahoe County on a per-dollar basis.

NEIGHBORHOODS TO KNOW

Heritage Hills, RidgeGate, Acres Green, Lone Tree Golf Club Estates, Carriage Club

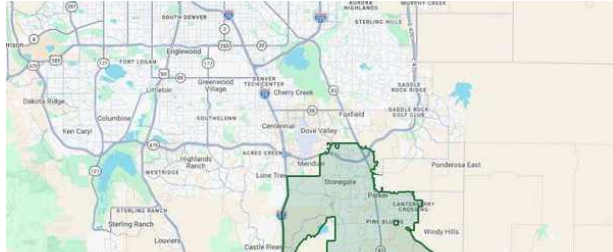


[BROWSE LONE TREE LISTINGS →](#)

PARKER

COMMUNITY FEEL · GROWING FAST

68K POPULATION	\$660K MEDIAN PRICE	36 MEDIAN AGE	\$129K MED. INCOME	A- SCHOOLS	25-35 min TO DENVER
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Parker is one of my favorite communities to talk about with buyers who want the full Colorado suburban experience — tight community feel, strong schools, and access to the outdoors — without committing to the longer drive of Castle Rock or the premium of Lone Tree. Main Street Parker still has that genuine small-town feel: local shops, community events, the annual Parker Days festival that people actually show up to. The Cherry Creek Trail runs right through town and connects to miles of open space in both directions. Housing ranges from newer master-planned neighborhoods with every amenity to larger lot properties and even horse-friendly parcels on the fringes. There's a range here from townhomes near the retail centers to 5+ acre properties with room for animals and outbuildings — Parker has range. Schools under Douglas County R-1 are consistently well-regarded, and the demographic trends show a young, active, family-oriented community that's still growing.

BEST FOR

Families who want space, strong Douglas County schools, a genuine community feel, and recreational access — and don't mind trading a slightly longer commute for a higher quality of daily life.

OUTDOOR ACCESS

Cherry Creek Trail, Rueter-Hess Reservoir, Castlewood Canyon State Park, and Bayou Gulch Regional Park all easily accessible from Parker.

KNOW BEFORE YOU BUY

Parker Road (Hwy 83) stacks up during peak commute hours heading toward Denver. If you're in the office daily, build extra time into your schedule or look at remote/hybrid options before committing to the far eastern parts of Parker.

NEIGHBORHOODS TO KNOW

Stonegate, Looking Glass, The Pinery, Canterbury Crossing, Idyllwilde, Clarke Farms, Pradera, Timbers, Sierra Ridge, Stroh Ranch



[BROWSE PARKER LISTINGS →](#)

CASTLE PINES

LUXURY · GOLF · SECLUDED FEEL

~19K POPULATION	\$1.0M+ MEDIAN PRICE	43-53 MEDIAN AGE	\$190-219K MED. INCOME	A SCHOOLS	25-35 min TO DENVER
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Castle Pines and Castle Pines Village together represent one of the highest-end residential areas in the entire Denver metro — and they feel different from everything else on this list. Castle Pines Village in particular is a private, gated golf community centered around the Castle Pines Golf Club, which has hosted the PGA Tour. The homes throughout this area are larger, the lots are more generous, the landscaping is exceptional, and the income levels reflect that. Castle Pines (the city) is more accessible than the Village but still sits at a significant premium. The setting itself is beautiful — ponderosa pines, rolling terrain, and a genuine sense of seclusion that you don't get in the flatter suburbs to the north. Access to I-25 for Denver commutes is reasonable, and Castle Rock's growing dining and retail scene is just a few minutes away. If you're looking at the upper end of the south metro price range, this area deserves serious consideration.

BEST FOR

High-income buyers and executives seeking luxury, privacy, and golf course living in one of the most exclusive residential areas in the Denver metro.

CASTLE PINES GOLF CLUB

Castle Pines Golf Club is a world-class facility that has hosted major professional events. Living in the Village gives you proximity to one of the premier golf and country club experiences in Colorado.

KNOW BEFORE YOU BUY

Castle Pines Village is a private, gated community with its own HOA and dues structure that is separate from the City of Castle Pines. Understand which jurisdiction a property falls in — they have different rules, services, and price points.

NEIGHBORHOODS TO KNOW

Castle Pines Village, Castle Pines North, The Canyons, Castle Pines Golf Club Estates, Lagae Ranch



[BROWSE CASTLE PINES LISTINGS →](#)

CASTLE ROCK

SMALL-TOWN FEEL · FAST GROWING

83K POPULATION	\$636K MEDIAN PRICE	36 MEDIAN AGE	\$143K MED. INCOME	A- SCHOOLS	30-40 min TO DENVER
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Castle Rock has grown a lot in the last decade, but it's managed to hold onto something most growing suburbs lose: a sense of place. The rock formation at the center of town, the walkable downtown with local restaurants and shops, the open space that wraps around the community — it all adds up to a lifestyle that feels different from the flatter, more uniform suburbs to the north. Buyers who weren't sure about the commute often end up loving it once they experience the day-to-day quality of life. Newer master-planned communities like The Meadows and Terrain sit alongside established neighborhoods and properties with genuine lot size and outdoor space. Philip S. Miller Park is one of the best community parks in the metro. Castlewood Canyon State Park is right there. The schools are strong, income levels are high, and the community has a demographic energy that feels young and active.

BEST FOR

Families and remote workers who want meaningful outdoor access, a genuine community feel, and more home for the money than you'd get 20 miles north.

OUTDOOR ACCESS

Castlewood Canyon State Park, Philip S. Miller Park, Dawson Butte Open Space, and The Grange all contribute to a lifestyle that's genuinely oriented around being outside.

KNOW BEFORE YOU BUY

I-25 south of Denver can get heavy during peak hours — especially around the Castle Rock exits. It's manageable, but daily office commuters should factor in extra time. Remote and hybrid workers have embraced this area heavily for good reason.

NEIGHBORHOODS TO KNOW

The Meadows, Castlewood Ranch, Crystal Valley, Terrain, Founders Village, Maher Ranch, Metzler Ranch, Plum Creek



[BROWSE CASTLE ROCK LISTINGS](#) →

ELIZABETH

RURAL CHARACTER · ELBERT COUNTY GATEWAY

~2K town POPULATION	\$550K+ MEDIAN PRICE	38 MEDIAN AGE	\$110K MED. INCOME	B+ SCHOOLS	45-55 min TO DENVER
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Elizabeth is where suburban Colorado ends and the real thing begins. It's the county seat of Elbert County and the entry point into a lifestyle that's genuinely different — acreage, horses, dark skies, and neighbors who actually know each other and wave when you drive by. The town itself is small but has what you need: a hardware store, local restaurants, a growing commercial strip along Hwy 86, good schools, and a tight community identity that you don't find in master-planned suburbs. Properties in and around Elizabeth tend to come with land — 5 acres is common, 10–40 acres is achievable at prices that would get you a postage stamp in Highlands Ranch. What I see a lot of is people getting priced out of the south metro suburbs, looking at Elizabeth, and realizing they can get three to four times the land for similar or less money. The tradeoff is the drive — 45–55 minutes to Denver is real — and the rural infrastructure (wells, septic, gravel roads in some areas) that comes with genuine country living.

BEST FOR

Buyers seeking acreage, privacy, horse properties, and a genuine rural lifestyle while staying connected to the broader Front Range region.

LAND VALUE

5–100+ acre properties at prices that compare favorably to postage-stamp lots in the suburbs north of Castle Rock. This window is closing as Elbert County grows — but it's still very real.

KNOW BEFORE YOU BUY

Most properties in the Elizabeth area run on wells and septic. Understand the well depth, flow rate, and condition of any septic system before you buy. Road access and road maintenance responsibilities vary significantly by parcel.

NEIGHBORHOODS TO KNOW

Elizabeth proper, Elbert townsite, Singing Hills, Running Creek Ranch, Saddlehorn Estates, Singing Hills



[BROWSE ELIZABETH LISTINGS](#)

SECTION 02

WESTERN SUBURBS

Lakewood, Edgewater, Applewood, Wheat Ridge, Golden

LAKESWOOD

WEST DENVER · ESTABLISHED · RED ROCKS COUNTRY

156K POPULATION	\$575K MEDIAN PRICE	39 MEDIAN AGE	\$86K MED. INCOME	B+ SCHOOLS	10-15 min TO DENVER
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Lakewood is the best value play on the west side of Denver, and I think it's genuinely underrated in how it's talked about. It sits right along the foothills and offers something none of the south metro suburbs can match: you're 10–15 minutes from downtown Denver, but Red Rocks Park and Amphitheatre is practically in your backyard. Bear Creek Lake Park, Green Mountain, and access to the Morrison area are all within minutes. The city itself is large and covers a lot of ground — the neighborhood feel varies considerably from the older, established areas near Belmar and Alameda to newer pockets further west. The local food and arts scene has grown significantly, and walkable areas around Belmar give you an urban-lite experience that a lot of purely residential suburbs can't offer. Housing skews toward established mid-century homes that have appreciated steadily, though you'll find newer construction in pockets throughout. Jefferson County schools serve most of Lakewood and are well-regarded.

BEST FOR

Buyers who want quick Denver access, walkable areas, and serious foothills proximity at price points more accessible than Golden or the mountain communities.

RED ROCKS & AMP; FOOTHILLS ACCESS

Red Rocks Park & Amphitheatre, Bear Creek Lake Park, Green Mountain trails, and South Table Mesa are all within 10–15 minutes. The best foothills proximity of any established metro suburb.

KNOW BEFORE YOU BUY

Lakewood is large and neighborhood quality varies considerably. The areas near Belmar, Solterra, and the foothills fringe command the most interest and appreciation. Know which pocket you're buying in.

NEIGHBORHOODS TO KNOW

Belmar, Solterra, Estes, Lochwood, Green Gables, Westwood, Kendrick Lake, Daniels Garden, Union Square



[BROWSE LAKESWOOD LISTINGS](#) →

EDGEWATER

HIP · URBAN EDGE · SLOAN'S LAKE ACCESS

~5K POPULATION	\$640K MEDIAN PRICE	34 MEDIAN AGE	\$77K MED. INCOME	B SCHOOLS	5-10 min TO DENVER
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Edgewater is the smallest city on this list and one of the most interesting. It sits right on the edge of Denver, bordered by Sloan's Lake to the east and Lakewood to the west, and it has a personality that's hard to categorize — part urban, part neighborhood, with a growing arts and food scene anchored by the Edgewater Public Market, which has become one of the best gathering spots on this side of the city. It skews young, creative, and value-conscious. The housing stock is mostly smaller mid-century homes — the lots and square footage tend to run more modest than the larger suburbs, but the location makes up for a lot. At median prices around \$640K, it represents one of the more accessible entry points near Denver's west side. For buyers who want to be close to the action, love walkability, and don't need a four-car garage, Edgewater is worth a serious look.

BEST FOR

Young buyers, first-time buyers, and urbanites who want proximity to Denver and Sloan's Lake with a neighborhood feel and lower price point than comparable west Denver options.

EDGEWATER PUBLIC MARKET & SLOAN'S LAKE

Sloan's Lake Park (the second-largest park in Denver) is steps away, and Edgewater Public Market is one of the most vibrant food hall concepts on the west side of the metro.

KNOW BEFORE YOU BUY

Know Before You Buy

NEIGHBORHOODS TO KNOW

The city is small and inventory is very limited — when a good property comes up here, it moves quickly. The area is gentrifying, which means values have risen considerably; understand what you're getting relative to size and lot.



[BROWSE EDGEWATER LISTINGS](#) →

APPLEWOOD

ESTABLISHED WEST SIDE · QUIET · UNDERRATED

~8K POPULATION	\$760K MEDIAN PRICE	43 MEDIAN AGE	\$129K MED. INCOME	B+ SCHOOLS	15-20 min TO DENVER
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Applewood sits between Lakewood and Golden in Jefferson County and is one of the west side's best-kept secrets. It's a quiet, established neighborhood community — mostly owner-occupied single-family homes with mature trees, larger lots than you'd find in Lakewood proper, and a strong sense of pride of ownership. The median age skews older, which translates to well-maintained homes and stable, low-turnover neighborhoods. Income levels here are among the highest in the Lakewood corridor, and homes have appreciated steadily. Access to I-70 for both downtown Denver and mountain destinations is excellent. Applewood is not flashy and that's exactly the point — it's the kind of place where people move and don't leave. If you want a quieter, more established feel on the west side with solid appreciation history and Golden-area access, Applewood deserves more attention than it gets.

BEST FOR

Buyers seeking a quiet, well-established west-side community with larger lots, owner-occupied stability, and easy access to both Denver and the mountains.

STABILITY & LOCATION

Sitting between Lakewood and Golden with direct I-70 access, Applewood is exceptionally well-positioned for both daily commuting and weekend mountain access.

KNOW BEFORE YOU BUY

Inventory here is chronically tight — longtime owners don't move often. Homes that do come up tend to generate genuine interest. The neighborhood is unincorporated Jefferson County, so you're not inside any city limits, which affects some services.

NEIGHBORHOODS TO KNOW

Applewood Valley, Applewood Knolls, Applewood Hills, Applewood Glen, Crown Hill area

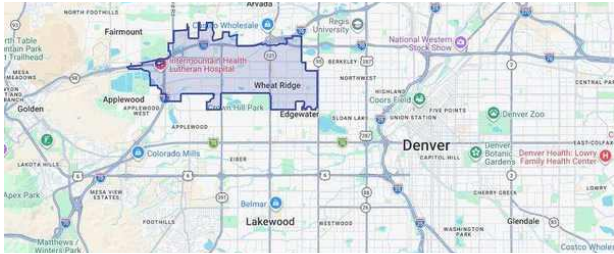


[BROWSE APPLEWOOD LISTINGS](#)

WHEAT RIDGE

WEST DENVER BORDER & MIDDOT; UNDERRATED VALUE

32K POPULATION	\$625K MEDIAN PRICE	42 MEDIAN AGE	\$91K MED. INCOME	B SCHOOLS	10&ndash; 20 min TO DENVER
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Wheat Ridge sits right on the western border of Denver and is one of the best value plays on this side of the city — established neighborhoods, reasonable prices relative to its location, and genuinely convenient access to both downtown Denver and the foothills via I-70. It has a diverse, mixed-character feel that's more authentically west Denver than the polished suburbs further out. The housing stock leans toward mid-century single-family homes on decent lots — the kind of properties that have solid bones, solid appreciation history, and room to add value. Wheat Ridge has also developed a legitimate local food and brewery scene along 38th Avenue that gives it more personality than a lot of comparable communities. It sits right next to Arvada and Lakewood, so you get similar access at a lower price point, which is increasingly attracting buyers who want west-side proximity without paying Golden or Applewood prices. Jefferson County Public Schools serve the area, and while ratings run more mixed than other west-side communities, there are solid options including Compass Montessori and several well-regarded elementary programs.

BEST FOR

Value-focused buyers who want west Denver proximity, foothills access via I-70, and established mid-century homes at prices more accessible than Applewood or Golden.

38TH AVENUE CORRIDOR

Local breweries, restaurants, coffee shops, and independent businesses have made the 38th Ave stretch one of the more vibrant neighborhood commercial corridors on the west side — the kind of thing that drives long-term value.

KNOW BEFORE YOU BUY

Wheat Ridge is large and the quality and character of neighborhoods varies considerably by block. Some areas are more established and stable than others — know the specific pocket before you commit. School ratings run more mixed than neighboring Arvada or Lakewood.

NEIGHBORHOODS TO KNOW

Bel Aire, Applewood Knolls adjacent, Paramount Heights, Hillside, Crown Hill area, Leppla Farms, Ridge at 38th



[BROWSE WHEAT RIDGE LISTINGS](#) →

GOLDEN

MOUNTAIN TOWN FEEL · PREMIUM

20K POPULATION	\$875K MEDIAN PRICE	35 MEDIAN AGE	\$99K MED. INCOME	B+ SCHOOLS	20-25 min TO DENVER
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Golden is one of the most genuinely compelling towns in the Front Range, and if you've spent any time here you understand why people who move here don't want to leave. Clear Creek runs right through downtown. Coors Brewery is here. Colorado School of Mines gives the town an intellectual and outdoorsy energy that a lot of suburbs lack. The Flatirons, Clear Creek Canyon, and Lookout Mountain are all right there — trail running, mountain biking, climbing, kayaking in Clear Creek, all of it accessible from your backyard. Downtown Golden itself is walkable, full of local restaurants and shops, and has a genuine small-town character that you can feel. The premium is real — Golden commands some of the highest prices on the west side — but demand here stays strong even when the broader market softens, which tells you something about how people value it. Buyers who stretch their budget to get here rarely regret it.

BEST FOR

Buyers willing to pay a premium for one of the most authentically compelling mountain-adjacent towns in Colorado — with exceptional outdoor access and genuine community character.

OUTDOOR ACCESS

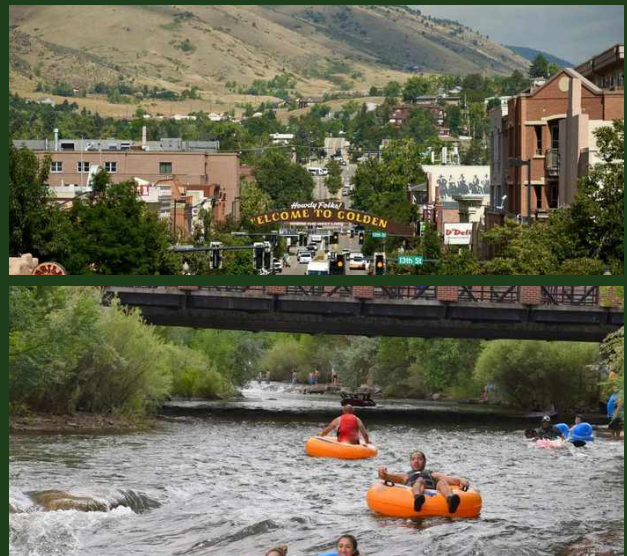
Clear Creek Canyon, Lookout Mountain, North Table Mesa, South Table Mesa, and direct I-70 access to all mountain destinations. The outdoor lifestyle is baked into daily life here.

KNOW BEFORE YOU BUY

Inventory in Golden is chronically low and competition is real when well-priced homes come up. Be prepared to act quickly and decisively. The school ratings are solid but trail Golden's reputation — the lifestyle and community more than compensate.

NEIGHBORHOODS TO KNOW

Downtown Golden, Applewood area, Parfet Park neighborhoods, Mesa View Estates, North Golden



[BROWSE GOLDEN LISTINGS →](#)

SECTION 03

NORTHERN SUBURBS

Arvada, Broomfield, Superior, Louisville, Lafayette, and Erie

ARVADA

ESTABLISHED · OLDE TOWN CHARM · WEST SIDE

123K POPULATION	\$650K MEDIAN PRICE	40 MEDIAN AGE	\$117K MED. INCOME	B+ SCHOOLS	15-25 min TO DENVER
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Arvada is one of the most underrated communities in the metro and I'll defend that position. It's large enough to have everything you need, but it has a genuine identity centered around Olde Town Arvada — one of the best walkable downtown districts in the suburbs, with local breweries, restaurants, coffee shops, and a light rail connection to downtown Denver that most of the north and west suburbs can't offer. The housing stock has more range than a lot of people expect: modest mid-century homes that have appreciated solidly, larger updated properties, newer developments on the western edge that push into the foothills, and everything in between. The range here goes from starter homes near Wheat Ridge to larger foothills-adjacent properties in far west Arvada. Jefferson County Public Schools serve the area and are generally well-regarded. Access to I-70 for mountain destinations is excellent, and the Golden and Clear Creek area is right there.

BEST FOR

Buyers who want established neighborhood character, genuine walkability in Olde Town, solid west-side access, and good value relative to the south or foothills communities.

OLDE TOWN ARVADA

One of the best walkable downtown districts in the suburbs — local breweries, restaurants, and shops with a light rail connection (G Line) to downtown Denver. The kind of thing that usually costs a premium and doesn't.

KNOW BEFORE YOU BUY

Arvada is a large city and neighborhood quality varies considerably north to south. The areas closest to Olde Town, the foothills fringe, and along Ralston Creek tend to command the most interest and long-term appreciation.

NEIGHBORHOODS TO KNOW

Olde Town Arvada, Ralston Valley, Stenger Farm, Whispering Pines, Candelas, Leyden Rock, Allendale, Gold Hill Mesa

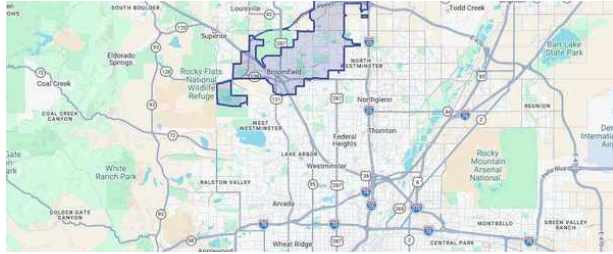


[BROWSE ARVADA LISTINGS →](#)

BROOMFIELD

NORTHWEST METRO · BOULDER-DENVER CORRIDOR

76K POPULATION	\$600K MEDIAN PRICE	35 MEDIAN AGE	\$121K MED. INCOME	A SCHOOLS	25-35 min TO DENVER
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Broomfield is a unique community in the metro — it's both its own city and its own county, which is a pretty rare thing in Colorado. It sits on US-36 between Denver and Boulder, and that positioning is its biggest selling point: roughly equal commute times to downtown Denver and downtown Boulder, which is almost impossible to find anywhere else in the metro. The community itself is clean, well-organized, and skews younger than a lot of the south-side suburbs. Schools through the Broomfield school district are consistently well-rated. The trail system and open space are solid, and Broomfield Commons Park is a genuine community anchor. Local dining and shopping options have grown, and the Flatiron Crossing mall area provides major retail in the immediate area. It's not a glamorous suburb but it's one of the most practical ones — and for dual-income households commuting in different directions, it can be the perfect compromise.

BEST FOR

Dual-income households and young families who need practical access to both Denver and Boulder, with solid schools and a well-organized suburban lifestyle.

US-36 POSITIONING

Broomfield sits directly on the US-36 Boulder Turnpike — roughly equidistant between downtown Denver and downtown Boulder. For couples commuting in opposite directions, this is often the only suburb that makes logistical sense.

KNOW BEFORE YOU BUY

Broomfield has its own school district with consistently high ratings — verify specific school assignments by address. Most newer developments include HOAs. US-36 can back up significantly during peak hours in both directions.

NEIGHBORHOODS TO KNOW

The Broadlands, Anthem Highlands, Anthem Ranch, Palisade Park, Broomfield Heights, Aspen Creek, Lambertson Lakes, FireStone Meadows



[BROWSE BROOMFIELD LISTINGS →](#)

SUPERIOR

FAST GROWING · BOULDER COUNTY · YOUNG FAMILIES

~13K POPULATION	\$850K MEDIAN PRICE	37 MEDIAN AGE	\$159K MED. INCOME	A SCHOOLS	20-30 min TO DENVER
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Superior has quietly become one of the most compelling communities in the Boulder County orbit — high incomes, excellent schools, a younger demographic than most of its neighbors, and a location that gives you Boulder access without Boulder prices. The community is primarily built out around Rock Creek Ranch, a well-established master-planned neighborhood with trails, open space, parks, pools, and a strong sense of community. Superior's downtown area was essentially destroyed in the Marshall Fire in December 2021 and has been rebuilt into a new mixed-use Town Center development that's genuinely exciting — new restaurants, retail, and gathering spaces that are making Superior a destination rather than just a pass-through. The community is tight-knit, outdoorsy, and attracting the kind of young, high-income professional families who could afford Boulder but prefer the space and community feel that Superior offers.

BEST FOR

Young, high-income families who want Boulder County schools, mountain proximity, and a growing community with a strong neighborhood feel — without paying Boulder prices.

ROCK CREEK & TOWN CENTER

Rock Creek Ranch is one of the better master-planned communities in Boulder County, and the new Superior Town Center development (post-Marshall Fire rebuild) is creating a genuine walkable commercial core for the community.

KNOW BEFORE YOU BUY

The Marshall Fire significantly impacted Superior in December 2021 — understand exactly which properties were affected and how rebuilding has progressed. Boulder County's regulations and insurance market have both evolved significantly in response.

NEIGHBORHOODS TO KNOW

Rock Creek Ranch, Sagamore, Williamsburg, Rogers Farm, Superior East, Coal Creek



[BROWSE SUPERIOR LISTINGS →](#)

LOUISVILLE

BOULDER COUNTY CHARM · HISTORIC DOWNTOWN

21K POPULATION	\$870K MEDIAN PRICE	43 MEDIAN AGE	\$147K MED. INCOME	A SCHOOLS	20-30 min TO DENVER
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Louisville is one of those places where the more you know it, the more you appreciate it. It sits in Boulder County with some of the best-rated schools in the state, and it has a historic downtown — Old Town Louisville — that gives it the kind of character that's genuinely hard to find this close to Boulder. Local restaurants, shops, the Louisville Street Faire concerts on Friday nights in summer — it has a community energy that feels organic rather than manufactured. Housing ranges from classic historic homes in the old town neighborhoods to newer construction further south and west, with prices that reflect Boulder County's premium but at a meaningful discount to Boulder proper. Income levels here are high — among the highest on this list — which tells you something about who's choosing Louisville. The Marshall Fire in December 2021 devastated parts of the community, and rebuilding has been ongoing — some neighborhoods have refreshed housing stock, but understand what you're buying and when it was built.

BEST FOR

Buyers who want the Boulder County school system, historic small-town character, and proximity to Boulder at a more accessible price than Boulder itself.

OLD TOWN LOUISVILLE & SCHOOLS

Historic downtown with genuine character, and access to Boulder County's school district — rated among the best in Colorado. Louisville consistently ranks as one of the most desirable small cities in the state.

KNOW BEFORE YOU BUY

The Marshall Fire in December 2021 affected significant portions of Louisville. If you're looking at properties that were rebuilt post-fire, understand the construction timeline, builder, and what has and hasn't been completed in surrounding areas.

NEIGHBORHOODS TO KNOW

Old Town Louisville, Rock Creek, Spanish Hills, Centennial Valley, Harper Lake, South Boulder Road corridor



[BROWSE LOUISVILLE LISTINGS](#) →

LAFAYETTE

BOULDER COUNTY · COMMUNITY CHARACTER

31K POPULATION	\$700K MEDIAN PRICE	39 MEDIAN AGE	\$118K MED. INCOME	A- SCHOOLS	20-30 min TO DENVER
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Lafayette sits in Boulder County and has a personality that's distinctly its own — a little more diverse, a little more grounded, and a little less polished than some of its neighboring communities, which is actually a point in its favor for buyers who don't want everything manicured. Old Town Lafayette has a genuine community feel: local restaurants, a farmers market, the Coal Creek Golf Course nearby, and an energy that brings people together without trying too hard. It's 10 minutes from downtown Boulder, which means you get Boulder County schools, Boulder's trail system and outdoor culture, and proximity to the Flatirons — without the Boulder mortgage payment. Housing is a mix of historic homes in the old town core and newer construction on the edges, with Lafayette sitting at a price point that still feels reasonable compared to Louisville or Superior. Lafayette represents solid value in the Boulder County context.

BEST FOR

Buyers who want Boulder County access and culture at a more realistic price point, with a genuine community feel and proximity to Boulder without paying for the Boulder address.

BOULDER COUNTY ACCESS

10 minutes from downtown Boulder — the Flatirons, Boulder's trail system, Pearl Street, and the restaurant and arts scene are all within easy reach. You're in the Boulder orbit without the Boulder price tag.

KNOW BEFORE YOU BUY

Boulder County property taxes run higher than Broomfield or Adams County. Factor that into your total monthly cost. Lafayette's diversity and local character are strengths — this is not a cookie-cutter suburb and that's intentional.

NEIGHBORHOODS TO KNOW

Old Town Lafayette, Indian Peaks, Coal Creek, Coughlin Farms, Centaur Village, Waneka Lake area



[BROWSE LAFAYETTE LISTINGS →](#)

ERIE

FASTEST GROWING · HIGH INCOME · NEW CONSTRUCTION

34K POPULATION	\$737K MEDIAN PRICE	38 MEDIAN AGE	\$173K MED. INCOME	A- SCHOOLS	25-40 min TO DENVER
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Erie has been one of the fastest-growing towns in Colorado for the past decade, and once you see the data — highest median household income on this entire list, strong schools, great Boulder County adjacency, and a community that's been deliberately planned — the growth makes sense. It's a young, affluent, family-focused community that still has room to expand. The housing is predominantly newer construction in master-planned communities, which means if you want historic character or established trees, look elsewhere. But if you want new, clean, well-laid-out, and high-performing, Erie delivers. The Flatirons are visible from most of Erie on a clear day, and US-36 access toward Boulder and the mountains is genuinely convenient. Historic Downtown Erie and Erie Commons are growing as genuine gathering spots. Erie continues to attract families relocating from across the metro and from out of state — it's one of those places that just keeps working.

BEST FOR

Young, high-income families who want newer construction, top schools, and Boulder County proximity in a community that's growing fast and performing well.

BY THE NUMBERS

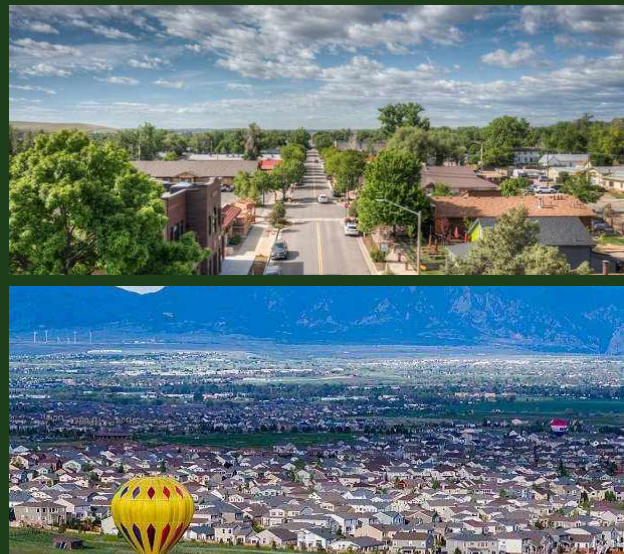
\$173K median household income — highest on this entire list. Population grew nearly 40% from 2019–2024. Erie is accelerating, not slowing, which has significant implications for long-term property values.

KNOW BEFORE YOU BUY

Erie is almost entirely new construction — understand HOAs, builder warranties, and what infrastructure is still catching up to growth in specific sections. Commute times vary significantly depending on whether you're heading to Denver, Boulder, or north to Longmont/Fort Collins.

NEIGHBORHOODS TO KNOW

Colliers Hill, Erie Village, Vista Ridge, Flatiron Meadows, Canyon Creek, Morgan Hill, Compass, Rogers Farm



[BROWSE ERIE LISTINGS](#) →

SECTION 04

FOOTHILLS COMMUNITIES

Morrison & Indian Hills, Genesee, Evergreen, and Conifer

MORRISON & INDIAN HILLS

FOOTHILLS VILLAGES & MIDDOT; RED ROCKS COUNTRY

~2K COMBINED POP.	\$900K+ MEDIAN PRICE	46 MEDIAN AGE	\$175K+ MED. INCOME	B+ SCHOOLS	20&ndash; 30 min TO DENVER
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Morrison and Indian Hills sit side by side in the Bear Creek Canyon corridor and together they represent one of the most genuinely distinctive pockets of real estate in Jefferson County. Morrison is tiny — the incorporated town has just a few hundred residents — but it sits right at the entrance to Red Rocks Park and Amphitheatre, which is essentially in its backyard. Bear Creek Canyon winds through the area and connects to miles of open space. The downtown strip has a handful of excellent local restaurants and a community feel that is earned rather than manufactured. Indian Hills, just up the canyon, is even smaller and more tucked away — a quiet, wooded community with high incomes, professional residents, and a strong sense of place. Median household incomes in Indian Hills run north of \$173K, and homes here tend to sit on larger lots with real tree cover and privacy. Together these two communities attract buyers who want authentic foothills living — not a suburban approximation of it — with Red Rocks, Bear Creek Trail, and Dinosaur Ridge all accessible from the neighborhood. It is not for everyone, but the buyers who find it tend to stay.

BEST FOR

Buyers seeking an authentic foothills lifestyle — wooded lots, privacy, and genuine mountain character — without the full high-country commute.

RED ROCKS & BEAR CREEK

Red Rocks Park & Amphitheatre, Bear Creek Canyon Park, Bear Creek Trail, and Dinosaur Ridge are all essentially in the neighborhood. The outdoor access here is genuinely hard to match at this distance from the city.

KNOW BEFORE YOU BUY

Wildfire risk is real and insurance premiums have risen significantly in this corridor. Some canyon roads can be challenging in winter. Indian Hills properties in particular are very thinly traded — comparable sales are limited, so pricing requires careful analysis.

NEIGHBORHOODS TO KNOW

Morrison town proper, Bear Creek Canyon, Indian Hills CDP, Willow Springs, O'Fallon Park area, Mount Falcon area, Idledale



[BROWSE MORRISON & INDIAN HILLS LISTINGS →](#)

GENESEE

I-70 CORRIDOR & MIDDOT; GATED & MIDDOT; ELEVATED

~4K POPULATION	\$1.1M+ MEDIAN PRICE	53 MEDIAN AGE	\$173K MED. INCOME	A&ndash; SCHOOLS	25&ndash; 35 min TO DENVER
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Genesee sits right on I-70 at approximately 7,000 feet — which means you can be at a ski resort in under an hour and back in Denver proper in 25 minutes. It is one of the most coveted addresses in the Jefferson County foothills for good reason. The community is largely made up of gated and semi-private neighborhoods with significant lot sizes, mature ponderosa pines, and mountain views that are genuinely hard to replicate closer to the city. Median home prices have crossed \$1.1 million and median household incomes run above \$173K, reflecting a community of established professionals and families who have made a deliberate choice to prioritize the I-70 corridor lifestyle. The median age of 53 skews noticeably older than most suburbs on this list, which translates to well-maintained homes, low turnover, and a quiet, stable community feel. Genesee Park — one of the largest parks in Jefferson County — borders the community and provides access to hiking trails and some of the best wildlife viewing in the foothills, including resident bison herds. If you want mountain living with I-70 convenience and a level of privacy and prestige that Evergreen's main corridor doesn't always offer, Genesee is worth serious attention.

BEST FOR

Established professionals and families who want gated or semi-private mountain living with direct I-70 access — skiing in under an hour, Denver in 25 minutes.

GENESEE PARK & BISON

Genesee Park is one of the largest Jefferson County Open Space properties, with hiking trails and a resident bison herd that can be viewed from the I-70 overlook. It is the kind of thing that makes living here feel genuinely different.

KNOW BEFORE YOU BUY

Inventory is extremely thin — only a handful of homes sell each year. Wildfire risk and insurance costs are real factors at this elevation. Many communities have private HOAs with their own rules and dues on top of Jefferson County Open Space access.

NEIGHBORHOODS TO KNOW

Genesee Village, Genesee Ridge, The Village at Genesee, Genesee Mountain Estates, Panorama Point, Lazy H Ranch area



[BROWSE GENESEE LISTINGS](#) →

EVERGREEN

MOUNTAIN COMMUNITY · ELEVATED LIFESTYLE

~9K POPULATION	\$915K MEDIAN PRICE	45 MEDIAN AGE	\$150K MED. INCOME	A- SCHOOLS	30-45 min TO DENVER
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Evergreen is the crown jewel of the Jefferson County foothills, and it means that sincerely. Sitting at around 7,000 feet, it has a lifestyle that's measurably different from anything on the flat side of the metro. Evergreen Lake at the center of town is stunning in every season — paddleboarding and kayaking in summer, skating in winter. The surrounding open space, elk sightings that become routine, the sense of genuine mountain community, the strong local arts and restaurant scene — it all adds up to a lifestyle that a lot of people move here specifically to find. The housing ranges from established mid-century mountain homes to significant luxury properties with acreage and views. Income levels here are high and the community skews toward established professionals and families who've made a deliberate choice to prioritize the mountain lifestyle over commute convenience. If you're in a position where the drive works for you, Evergreen is as good as it gets this close to Denver.

BEST FOR

Established professionals and families who prioritize the mountain lifestyle above commute convenience — and are prepared to pay for one of the best quality-of-life addresses in the metro.

EVERGREEN LAKE & COMMUNITY

Evergreen Lake, extensive hiking and equestrian trails, seasonal elk herds, and a tight-knit mountain community culture that takes years to replicate elsewhere.

KNOW BEFORE YOU BUY

Snow and icy mountain roads are a real daily factor in winter. Budget for a capable AWD or 4WD vehicle. The commute adds significant time in winter conditions — remote and hybrid workers thrive here; daily downtown commuters should model the realistic timing.

NEIGHBORHOODS TO KNOW

Evergreen Meadows, Brook Forest, El Pinal, Hiwan Hills, Upper Bear Creek, Soda Creek, Kittredge, Bergen Park



[BROWSE EVERGREEN LISTINGS](#)

WORKING WITH JACK KARGER

THE PROCESS OF BUYING IN COLORADO

A straightforward look at how the home search works — from first conversation to closing day.

1 START WITH A CONVERSATION

We'll connect on a quick call to talk through what you're looking for — not just the specs, but what the next chapter of your life actually looks like. This shapes everything that comes after.

2 GET YOUR FINANCING IN ORDER

Before we start touring homes, we'll get you connected with the right lender and solidify your budget. In Colorado's market, being pre-approved isn't optional — it's what separates serious buyers from browsers.

3 BUILD YOUR PERSONALIZED SEARCH

You'll get a tailored home search built around your exact criteria — neighborhoods, price point, must-haves and deal-breakers. No generic MLS blasts. Just homes that actually make sense for you.

4 TOUR HOMES & LEARN THE MARKET

We'll tour together — and I won't just show you houses. I'll help you understand the neighborhoods, what the pricing actually reflects, and what questions to ask. Knowledge is what makes confident buyers.

5 MAKE A STRONG, STRATEGIC OFFER

When you find the right home, we move fast and smart. I'll analyze the market, advise on price and terms, and negotiate confidently on your behalf. In a competitive market, how you write an offer matters as much as what you offer.

6 CLOSE WITH CONFIDENCE

From accepted offer to closing day, I stay in your corner — coordinating inspections, navigating contingencies, and making sure there are no surprises at the table. We get it done right.

[BOOK A FREE CALL WITH JACK →](#)

[READ THE FULL BUYER'S GUIDE →](#)

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A Colorado Native

IN YOUR CORNER.



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Jack Karger is a lifelong Coloradan and a trusted real estate guide for buyers and sellers across the Denver Metro and Front Range. Whether you're buying your first home, upsizing for a growing family, or searching for a property near one of Colorado's premier golf courses — Jack knows how to navigate the process and get results.

For buyers, Jack takes the time to understand what you're actually looking for — not just the number of bedrooms, but what the next chapter of your life looks like — then works tirelessly to find it. In a competitive market like Colorado's, having an agent who moves quickly, communicates clearly, and negotiates confidently makes all the difference.

Beyond residential work, Jack has spent years buying and selling land and ranch properties across Colorado as an investor — a background that gives him an unusually broad perspective. Between his investing and brokerage careers, Jack has built deep experience across residential, land, ranch, and investment real estate in Colorado and beyond — giving him a depth of market perspective that most agents simply don't have.

He lives in Littleton with his wife and two young sons, and is driven by faith, family, and a genuine calling to serve others well.

CO

NATIVE & LICENSED BROKER

Multi

STATE EXPERIENCE

Home

+ LAND + RANCH

BOOK A FREE CALL — LET'S FIND YOUR NEXT HOME →

LEGAL DISCLOSURES & DATA SOURCES

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