

6.56x Permit Rate Disparity — ALEX Intelligence 2026

6.56x Disparity in Permit Rates Across High Country Counties

Grand County leads Pitkin by over six times in new home approvals per capita

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THE DATA

6.56x

Ratio of Highest to Lowest County Permit Rate per 1,000 Residents (2025)

This ratio reflects the extreme divergence in housing development capacity across the Colorado High Country.

Grand County's permit rate of 13.9 per 1,000 residents dwarfs Pitkin County's 2.1, a gap of 6.56 times. This is not a minor variance—it's a structural divide in land use policy, infrastructure readiness, and local governance capacity. The implications extend beyond housing supply: it shapes where new jobs, services, and long-term residents can settle.

Source: U.S. Census Bureau, Building Permits Survey, county annual totals, 2025; population from U.S. Census Bureau, American Community Survey 5-year estimates, 2024 • ALEX Intelligence computation

<https://alex-companies.com/data/2026-09-10-high-country-permits-county-spread>



01

Development is not growing—it's concentrating

This isn't just about permits—it's about who gets to build, who gets to stay, and who gets priced out. The concentration of development in Grand County suggests a future where growth is spatially segregated, not just by income, but by geography.



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Affordability is not just about price—it's about access

Meanwhile, Grand County's 13.9 rate indicates a different calculus—growth through new housing, even if it means increased infrastructure strain. The real cost isn't just financial; it's social. The High Country is developing two distinct futures: one of controlled, exclusive access, and one of open, scalable growth.

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