

5.1% Growth in High Country Home Permits — ALEX Intelligence 2026

Grand County Leads High Country Permit Growth

5.1% rise in new home approvals — ALEX Intelligence 2026

THE DATA

5.1%

One-Year Change in One-Unit Homes Permitted (2025)

This marks the first year-over-year growth in new single-family home permits across the High Country since 2022.

The 5.1% increase reflects a structural shift in construction activity, with Grand County driving momentum through a 221-unit rise in approvals. This is not a temporary spike but a measurable expansion of supply capacity in a market long constrained by limited new builds.

Source: U.S. Census Bureau, Building Permits Survey, county annual totals, 2024 and 2025 ·

ALEX Intelligence computation

<https://alex-companies.com/data/2026-09-19-high-country-permits-market-change>

01

Supply Is Catching Up to Demand

Grand County's leadership in permit growth signals that the High Country is finally responding to persistent demand pressure. With limited land availability and high entry barriers, this uptick suggests developers are betting on long-term value, not short-term speculation. The fact that the growth is concentrated in Grand County—less developed than Pitkin or Summit—indicates a strategic reallocation of new construction toward underserved corridors.

02

The Quiet Rebalancing of Mountain Markets

While Summit and Pitkin remain the most desirable destinations, their stagnation in permit issuance reveals a deeper market dynamic: supply constraints are no longer a bottleneck, but a feature. The real shift is not in where people want to live, but where builders can legally and sustainably build. Grand County's rise suggests a future where high-end living is no longer synonymous with high-impact development —new growth is happening where environmental and regulatory risks are lower.

Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

Diane Hart Alexander, MBA, MHA

Chair & CEO, ALEX Companies

Designated Broker, Alexander Tiffany Southwest, LLC dba ALEX.realestate, et.al.

Texas License #574877-B · Broker License #565194-BB

diane@alex.realestate · +1 713.591.9902



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