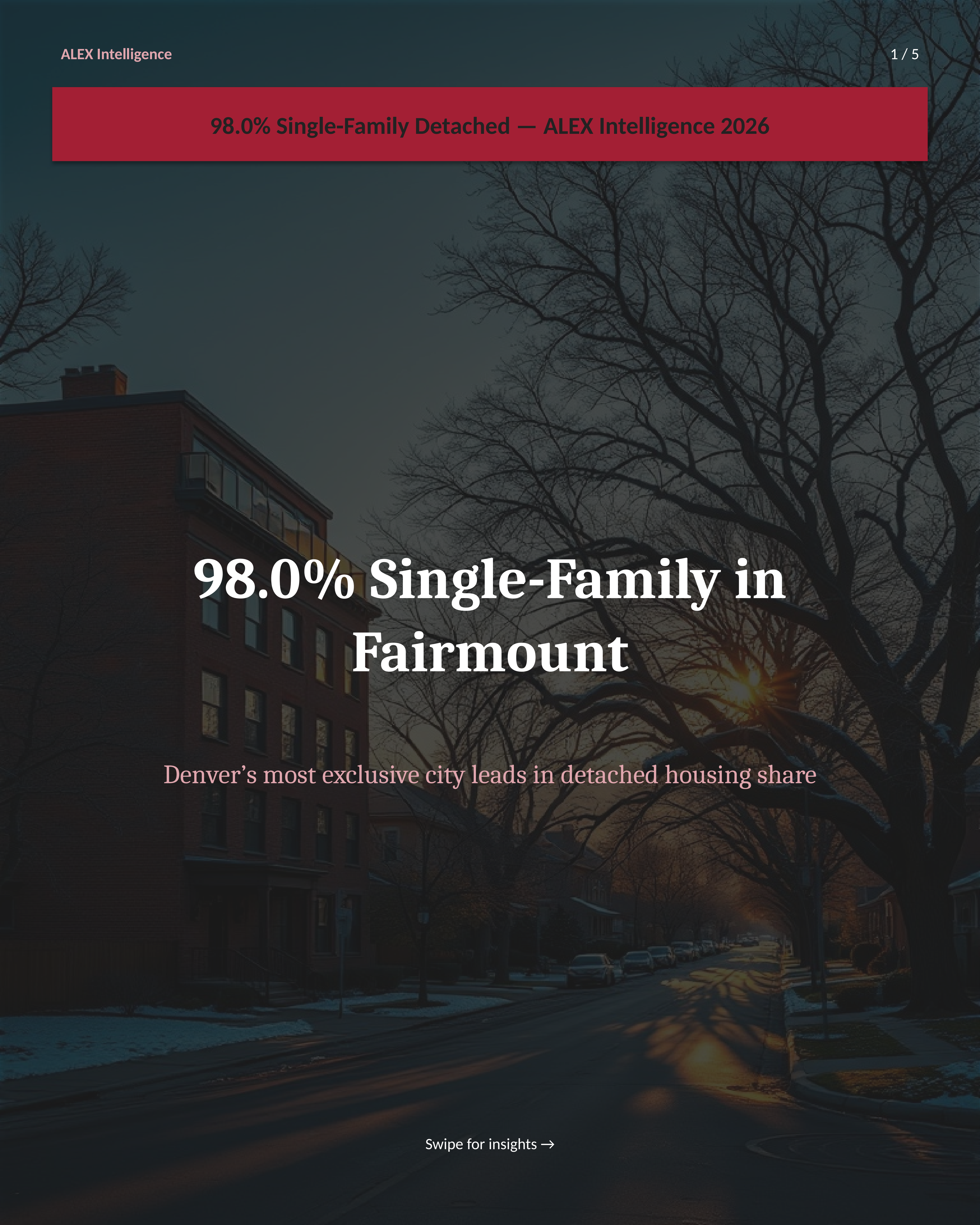

**98.0% Single-Family Detached — ALEX Intelligence 2026**

# 98.0% Single-Family in Fairmount

Denver’s most exclusive city leads in detached housing share

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THE DATA

# 98.0%

**Share of Homes That Are Single-Family Detached (2024)**

Fairmount leads the Denver metro in single-family housing, reflecting a deep-rooted preference for detached homes.

This level of single-family dominance is not just a statistical outlier—it's a structural marker of exclusivity. With 98.0% of homes detached, Fairmount is effectively a fortress of low-density, owner-occupied housing, where land use is tightly controlled and new construction is limited to high-end, custom-built estates. The data suggests that the city's development model prioritizes permanence and privacy over growth, reinforcing its status as a top-tier residential enclave.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-09-27-denver-single-family-share-place-mkt

# 01

## Density Is the New Exclusivity

The 98.0% figure in Fairmount is not merely a number—it’s a signal of how value is being redefined in Denver’s real estate market. In a region where supply is constrained and migration is strong, the scarcity of single-family land is becoming a premium feature. This isn’t just about space; it’s about control. Homeowners in such areas aren’t just buying property—they’re securing long-term autonomy, insulation from urbanization, and a de facto zoning shield against change. The market is no longer rewarding density; it’s rewarding the absence of it.

# 02

## The Price of Permanence

The dominance of single-family housing in Fairmount and neighboring communities like Roxborough Park and The Pinery creates a feedback loop: limited supply drives prices upward, which in turn restricts access and reinforces exclusivity. This is not a market correction—it's a structural equilibrium. As new home permits decline and land becomes harder to acquire, the city's ability to absorb new households diminishes. The result is a self-sustaining model where the highest-performing neighborhoods are defined not by growth, but by the absence of it.

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


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