

Castle Pines — #1 of 10: Share of Homes Built Since 2020

Castle Pines leads Colorado in new housing

Source: ALEX Intelligence · Published October 14, 2026

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THE DATA

22.4%

Share of Homes Built Since 2020

Castle Pines accounts for more than one-fifth of all homes built in the Denver metro since 2020.

This concentration of new construction in a single suburban enclave signals a structural divergence in Denver's housing market. While the core city and surrounding neighborhoods show modest new stock growth, Castle Pines is emerging as the epicenter of new development, driven by land availability, zoning flexibility, and demand from high-income households seeking low-density living. The data reflects a growing polarization in where new homes are being built.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation

<https://alex-companies.com/data/2026-10-14-denver-new-stock-share-place-mkt>



Photo: EnokiPPT · CC BY-SA 4.0 · Wikimedia Commons

The background of the slide is a photograph of the Colorado State Capitol building, featuring its iconic gold-domed roof and classical architecture. The image is partially obscured by a semi-transparent red overlay that covers the top and middle sections. In the top left corner of this red area, the number '01' is displayed in a large, white, serif font. Below the number, the title 'New homes are not solving affordability' is written in a white, serif font. Further down, a paragraph of text in a smaller white serif font explains that new housing supply is skewed towards luxury properties, exacerbating affordability issues in high-demand areas like central and western Denver. At the bottom of the slide, a thin horizontal strip shows a green lawn and some shrubbery. The footer text is located at the very bottom of the image.

01

New homes are not solving affordability

This suggests that new supply is not being directed toward entry-level or moderate-income housing, but rather toward luxury and estate-scale properties. The market is expanding, but not inclusively, reinforcing affordability pressures in central and western Denver where demand is strongest.

02

Denver's growth is not in the city

The fact that Denver itself ranks fifth in new housing share—only 3.8% of homes built since 2020—reveals a critical disconnect. As the city's job growth and population continue to rise, new housing is not keeping pace within the city limits. This imbalance is fueling displacement, increasing rents in established neighborhoods, and deepening the affordability crisis. The solution to Denver's housing challenges may lie not in expanding construction within the city, but in rethinking zoning, incentives, and public investment to unlock underutilized urban land.



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