

Gypsum — #1 of 6: Share of Homes Built Since 2020

Gypsum leads Colorado in new housing share

Newest homes in the High Country, 2024

Swipe for insights →

THE DATA

1.7%

Share of Homes Built Since 2020

Gypsum leads all High Country cities in the share of homes built since 2020, according to ALEX Intelligence's 2026 analysis of U.S. Census data.

This figure reflects a deliberate strategic focus on new construction in a market where land scarcity and regulatory complexity limit supply growth. Gypsum's leadership in new stock share signals a shift from legacy resort towns toward planned, modern communities with updated infrastructure and higher-density offerings.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-16-high-country-new-stock-share-place-mkt>



Photo: cogdogblog · CC BY 2.0 · Wikimedia Commons

01

New construction drives market resilience

The concentration of new builds in Gypsum, rather than in established centers like Aspen or Vail, indicates a realignment of growth toward less saturated, more adaptable communities. This is not a sign of declining demand in core towns, but a strategic diversification of supply across the region.

02

Legacy towns face supply constraints

In contrast, Gypsum’s ability to deliver new homes at scale reflects a balance between growth and sustainability—offering modern amenities without compromising the mountain character. This makes it a critical hub for future residential investment, even as older towns rely on renovation and adaptive reuse.



Photo: Clyde Charles Brown · CC BY-SA 4.0 · Wikimedia Commons

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



ALEX Intelligence
deep intelligence

ALEX Real Estate
genius real estate

ALEX Advisory
uncontested strategy

ALEX Cares
purposeful philanthropy

