

Castle Rock — #1 of 10: Share of Homes Built Since 2010

Castle Rock leads Colorado in new housing stock

Source: ALEX Intelligence, October 30, 2026

Swipe for insights →

THE DATA

39.1%

Share of Homes Built Since 2010

This figure — 39.1% — means that nearly four in ten homes in Castle Rock were constructed after 2010, a sign of aggressive, sustained suburban development. The data reflects a deliberate, long-term build-out strategy that prioritized new construction over preservation. This is not a temporary spike, but a structural shift in the city's housing stock.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-30-denver-recent-stock-share-place-mkt>



Photo: Steve Hicks from Liverpool, UK • CC BY 2.0 • Wikimedia Commons

01

New construction is reshaping market dynamics

The dominance of new homes in Castle Rock isn't just about quantity — it's about market behavior. These homes are typically designed for modern lifestyles, with smart home integration, energy efficiency, and open floor plans. Their presence reduces the availability of older, historically significant housing, which in turn limits affordability for first-time buyers who cannot compete with investors and cash buyers targeting newer inventory. This creates a bifurcated market: new is accessible only to high-income buyers, while older homes become increasingly scarce and expensive.

02

Denver's lag is a strategic vulnerability

Denver, ranked 6th in the state with only 20.0% of homes built since 2010, is at a structural disadvantage. While it leads in other metrics — payroll growth, construction establishments — it lacks the new-home volume that fuels long-term stability. This scarcity means that new development must be concentrated in specific zones, increasing competition and driving up land prices. Without a broad base of new construction, Denver risks stagnation in housing supply, making it more susceptible to price volatility and less resilient to demographic shifts than its peers.



Photo: Isarra · CC BY-SA 3.0 · 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

